

IN THE MATTER between **NTHC**, Applicant, and **CN and AF**, Respondents.

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter R-5  
(the "Act");

AND IN THE MATTER of a hearing before **Adelle Guigon**, Rental Officer,

BETWEEN:

**NTHC**

Applicant/Landlord

-and-

**CN and AF**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** April 17, 2018

**Place of the Hearing:** Fort McPherson, Northwest Territories

**Appearances at Hearing:** SW, representing the applicant  
CN, respondent  
AF, respondent

**Date of Decision:** April 17, 2018

**REASONS FOR DECISION**

An application to a rental officer made by FMHA on behalf of the NTHC as the applicant/landlord against CN and AF as the respondents/tenants was filed by the Rental Office December 1, 2017. The application was made regarding a residential tenancy agreement for a rental premises located in Fort McPherson, Northwest Territories. The filed application was served on the respondents by registered mail signed for January 3, 2018.

The applicant alleged the respondents had repeatedly failed to pay their rent and had accumulated rental arrears. An order was sought for payment of the rental arrears, termination of the tenancy agreement, eviction, and compensation for use and occupation of the rental premises.

A hearing was scheduled for April 17, 2018, in Fort McPherson. The Rental Officer appeared by telephone. SW appeared representing the applicant. CN and AF appeared as respondents.

*Tenancy agreement*

The parties agreed and evidence was presented establishing a residential tenancy agreement between them for subsidized public housing commencing December 9, 2014. I am satisfied a valid tenancy agreement is in place in accordance with the *Residential Tenancies Act* (the Act).

*Rental arrears*

The lease balance statements entered into evidence represent the landlord's accounting of monthly assessed rents and payments received against the respondents' rent account. All rents have been subsidized and are currently assessed at \$790 per month. As of the morning of this hearing, the respondents had paid their rental arrears in full. Either insufficient payments or no payments were received in six of the last 11 months of the tenancy.

Including the payment received the morning of this hearing, I am satisfied the lease balance statements accurately reflect the current status of the respondents' rent account. I find the respondents have repeatedly failed to pay their rent.

*Termination of the tenancy agreement and eviction*

The applicant's representative withdrew the applicant's request for an order for termination of the tenancy agreement, eviction, and compensation for use and occupation of the rental premises, seeking instead only an order for future rent to be paid on time.

*Order*

An order will issue requiring the respondents to pay their future rent on time.

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Adelle Guigon  
Rental Officer