

IN THE MATTER between **NTHC**, Applicant, and **CA and CA**, 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-

CA and CA

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

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 CA and CA 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 December 19, 2017.

The applicant alleged the respondents had repeatedly failed to pay rent and had accumulated rental arrears. An order was sought for payment of the rental arrears and payment of future rent on time.

A hearing was scheduled for April 17, 2018, in Fort McPherson, Northwest Territories. The Rental Officer appeared by telephone. SW appeared representing the applicant. CA and CA were served notices of the hearing by registered mail signed for December 19, 2017. The respondents did not appear at the hearing, nor did anyone appear on the respondents' behalf. The hearing proceeded in the respondents' absence pursuant to subsection 80(2) of the *Residential Tenancies Act* (the Act).

Tenancy agreement

The applicant's representative testified and evidence was presented establishing a residential tenancy agreement between the parties for subsidized public housing commencing December 24, 2012. I am satisfied a valid tenancy agreement is in place in accordance with 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 \$70 per month. Either insufficient payments or no payments were received in eight of the last 12 months of the tenancy. Since filing of the application to a rental officer, the respondents have successfully paid their rental arrears in full.

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 the full amount of their rent when due.

Order

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

Adelle Guigon
Rental Officer