

IN THE MATTER between **Y.K.**, Applicant, and **D.S. AND N.B.**, 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 **Hal Logsdon**, Rental Officer,

BETWEEN:

Y.K.

Applicant/Landlord

-and-

D.S. AND N.B.

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: April 19, 2018

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: A.L., representing the applicant
A.B., representing the applicant

Date of Decision: May 3, 2018

REASONS FOR DECISION

The respondents were served with Notices of Attendance and filed applications by email but failed to appear at the hearing. The hearing was held in their absence.

This joint tenancy agreement was assigned by joint tenants D.S. and N.B. to D.S. as sole tenant on July 21, 2017. The applicant alleged that at the time of assignment, there were rent arrears of \$3267.41. The applicant provided a lease balance statement in evidence indicating that amount owing. The applicant alleged that the sole tenancy of D.S. had also fallen into arrears and provided a lease balance statement in evidence indicating a balance owing of \$432. The applicant sought an order requiring the joint tenants to pay the rent arrears of \$3267.41 and D.S. to pay rent arrears of \$432.

I find the lease balance statements in order. Although there were no formal documents requesting or approving the assignment, it is clear from the actions of the parties that an assignment was intended. I find the parties jointly and severally responsible for rent arrears of \$3267.41 and D.S. solely responsible for rent arrears of \$432.

An order shall issue requiring the respondents to pay rent arrears in the amount of \$3267.41 and for D.S. to pay rent arrears of \$432.

Hal Logsdon
Rental Officer