

IN THE MATTER between **NTHC**, Applicant, and **FB**, Respondent.

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-

**FB**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** May 3, 2018

**Place of the Hearing:** Yellowknife, Northwest Territories

**Appearances at Hearing:** JS, representing the applicant  
AB, representing the applicant

**Date of Decision:** May 3, 2018

### **REASONS FOR DECISION**

An application to a rental officer made by YHA on behalf of the NTHC as the applicant/landlord against FB as the respondent/tenant was filed by the Rental Office January 2, 2018. The application was made regarding a residential tenancy agreement for a rental premises located in Yellowknife, Northwest Territories. The filed application was personally served on the respondent January 31, 2018.

The applicant alleged the respondent had repeatedly failed to pay rent and had accumulated rental arrears. An order was sought for payment of the rental arrears, termination of the tenancy agreement, and eviction.

A hearing was scheduled for May 3, 2018, in Yellowknife. JS and AB appeared representing the applicant. FB was personally served notice of the hearing January 31, 2018. The respondent did not appear at the hearing, nor did anyone appear on the respondent's behalf. The hearing proceeded in the respondent's absence pursuant to subsection 80(2) of the *Residential Tenancies Act* (the Act).

#### *Tenancy agreement*

The applicant's representatives testified and evidence was presented establishing a residential tenancy agreement between the parties for subsidized public housing commencing June 24, 2015. I am satisfied a valid tenancy agreement is in place in accordance with the Act.

#### *Rental arrears*

The lease balance statement and statement of account (rent documents) entered into evidence represents the landlord's accounting of monthly assessed rents and payments made against the respondent's rent account. All rents have been subsidized and are currently assessed at \$80 per month. No payments were received in six of the last 12 months of the tenancy. Since filing of the application, the respondent has successfully resolved the rental arrears.

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

I am satisfied the rent documents accurately reflect the current status of the respondent's rent account. I find the respondent has repeatedly failed to pay the full amount of the rent when due.

*Order*

An order will issue requiring the respondent to pay her future rent on time.

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Adelle Guigon  
Rental Officer