

IN THE MATTER between **IHL**, Applicant, and **SA(T)**, 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:

IHL

Applicant/Landlord

-and-

SA(T)

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: May 16, 2018

Place of the Hearing: Yellowknife, Northwest Territories

Appearances at Hearing: SC, representing the applicant

Date of Decision: May 16, 2018

REASONS FOR DECISION

An application to a rental officer made by IHL as the applicant/landlord against SA(T) as the respondent/tenant was filed by the Rental Office January 29, 2018. The application was made regarding a residential tenancy agreement for a rental premises located in Yellowknife, Northwest Territories. The filed application was served on the respondent by email deemed received February 15, 2018, pursuant to subsection 4(4) of the *Residential Tenancies Regulations* (the Regulations).

The applicant alleged the respondent had accumulated rental arrears. An order was sought for payment of the rental arrears.

A hearing was scheduled for May 16, 2018, by three-way teleconference. SC appeared representing the applicant. SA(T) was served notice of the hearing by email deemed received February 15, 2018, pursuant to subsection 4(4) of the Regulations. 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 representative testified and evidence was presented establishing a residential tenancy agreement between the parties commencing September 15, 2016. The respondent vacated the rental premises, effectively ending the tenancy January 29, 2018. I am satisfied a valid tenancy agreement was in place in accordance with the Act.

Rental arrears

The applicant's representative testified that the respondent had failed to pay the rent for the months of November and December 2017 and January 2018. The rent was established at \$1,500 per month. A security deposit of \$500.20 was retained against the rental arrears.

I am satisfied the respondent repeatedly failed to pay the rent and accumulated rental arrears.
I find the respondent liable to the applicant for rental arrears in the amount of \$3,499.80.

Order

An order will issue requiring the respondent to pay rental arrears in the amount of \$3,499.80.

Adelle Guigon
Rental Officer