

IN THE MATTER between **Y.D.**, Applicant, and **A.C.**, 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 **Hal Logsdon**, Rental Officer,

BETWEEN:

Y.D.

Applicant/Landlord

-and-

A.C.

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: May 9, 2018

Place of the Hearing: Yellowknife, NT

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

Date of Decision: May 12, 2018

REASONS FOR DECISION

The respondent was personally served with a Notice of Attendance and a filed application on February 13, 2018 but failed to appear at the hearing. The hearing was held in his absence.

The premises are subsidized public housing for senior citizens. The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and sought an order terminating the tenancy agreement and evicting the respondent unless the rent arrears were promptly paid.

The applicant provided tenant ledger cards in evidence which indicated a balance of rent owing as May 1, 2018 of \$6662.32. A previous order (file 10-8085, filed on November 29, 2004) has been satisfied.

The tenancy agreement between the parties is monthly. The respondent pays rent irregularly and has been constantly in arrears for years. In 2007, the respondent paid only \$100 of the \$900 rent that came due. The applicant has served several notices on the respondent seeking payment of outstanding rent and reminding him that the rent is due on the first of each month. The applicant has not served any notices of termination.

I find the rent records in order and find the respondent in breach of his obligation to pay rent. I find the rent arrears to be \$6662.32. In my opinion, there are sufficient grounds to terminate the tenancy agreement and evict the respondent unless the rent arrears are promptly paid.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$6662.32 and terminating the tenancy agreement on June 30, 2018 unless the rent arrears are paid in full. An eviction order will become effective on July 1, 2018 unless the rent arrears of \$6662.32 are paid in full on or before June 30, 2018.

Hal Logsdon
Rental Officer