

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

NM

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: May 16, 2018

Place of the Hearing: Fort Resolution, Northwest Territories

Appearances at Hearing: MU, representing the applicant

Date of Decision: May 16, 2018

REASONS FOR DECISION

An application to a rental officer made by FRHA on behalf of the NTHC as the applicant/landlord against NM 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 Fort Resolution, Northwest Territories. The filed application was served on the respondent by registered mail signed for March 16, 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, payment of future rent on time, termination of the tenancy agreement, and eviction.

A hearing was scheduled for May 16, 2018, in Fort Resolution. The Rental Officer appeared by telephone. MU appeared representing the applicant. NM was served notice of the hearing by registered mail signed for March 16, 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 representative testified and evidence was presented establishing a residential tenancy agreement between the parties for subsidized public housing commencing February 1, 2017. 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 respondent's rent account. All rents have been subsidized and are currently assessed at \$75 per month. Either insufficient payments or no payments were received in six of the last 12 months of the tenancy.

I am satisfied the lease balance statements accurately reflect the current status of the respondent's rent account. I find the respondent has repeatedly failed to pay the full amount of rent when due and has accumulated rental arrears in the amount of \$320.

Termination of the tenancy agreement and eviction

In consideration of the relatively short subsidized public housing tenancy and that the respondent has never been brought before the Rental Officer before, and despite the repeated failure to pay rent on time, I am not satisfied termination of the tenancy agreement and eviction are justified at this time.

Orders

An order will issue requiring the respondent to pay rental arrears in the amount of \$320 and requiring the respondent to pay her future rent on time.

Adelle Guigon
Rental Officer