

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

AC

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: April 5, 2018

Place of the Hearing: Fort Simpson, Northwest Territories

Appearances at Hearing: KK, representing the applicant
AC, respondent

Date of Decision: April 5, 2018

REASONS FOR DECISION

An application to a rental officer made by FSHA on behalf of the NTHC as the applicant/landlord against AC was filed by the Rental Office February 21, 2018. The application was made regarding a residential tenancy agreement for a rental premises located in Wrigley, Northwest Territories. The filed application was served on the respondent by fax confirmed received March 13, 2018.

The applicant alleged the respondent had repeatedly failed to pay rent, had accumulated rental arrears, and had failed to comply with her obligation to report the household income as required. An order was sought for payment of the rental arrears, payment of future rent on time, compliance with the obligation to report household income as required, termination of the tenancy agreement, and eviction.

A hearing was scheduled for April 5, 2018, by three-way teleconference. KK appeared representing the applicant. AC appeared as respondent.

Tenancy agreement

The parties agreed and evidence was presented establishing a residential tenancy agreement between them for subsidized public housing commencing May 2, 2016. I am satisfied a valid tenancy agreement is in place in accordance with the *Residential Tenancies Act* (the Act).

Reporting of household income

Since filing of the application to a rental officer the respondent has complied with her obligation to report household income as required under paragraph 6 of the written tenancy agreement. The applicant's representative withdrew the request for an order that the respondent comply with her obligation to report her household income.

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 now been subsidized and are currently assessed at \$75 per month. No payments have been received in 10 of the last 12 months of the tenancy.

The respondent did not dispute the accuracy of the landlord's accounting, acknowledging her debt and accepting responsibility for it. She testified that the adults in the household have not been employed, and they are now in the process of applying for Income Support.

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 rent and has accumulated rental arrears in the amount of \$750.

Termination of the tenancy agreement and eviction

The applicant's representative withdrew the applicant's request for an order terminating the tenancy agreement and evicting the respondent.

Orders

An order will issue requiring the respondent to pay rental arrears in the amount of \$750 and requiring the respondent to pay her future rent on time.

Adelle Guigon
Rental Officer