

IN THE MATTER between **NTHC**, Applicant, and **DJG and NP**, Respondents.

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-

**DJG and NP**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** May 29, 2018

**Place of the Hearing:** Fort Providence, Northwest Territories

**Appearances at Hearing:** AG, representing the applicant

**Date of Decision:** May 29, 2018

**REASONS FOR DECISION**

An application to a rental officer made by FPHA on behalf of the NTHC as the applicant/landlord against DJG and NP as the respondents/tenants 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 Providence, Northwest Territories. The filed application was served on the respondents by registered mail signed for February 23, 2018.

The applicant alleged the respondents had accumulated rental arrears and sought an order for payment of the rental arrears.

A hearing was scheduled for May 29, 2018, in Fort Providence. The Rental Officer appeared by telephone. AG appeared representing the applicant. DJG and NP were served notice of the hearing by registered mail signed for February 23, 2018. The respondents did not appear at the hearing, nor did anyone appear on the respondents' behalf. The hearing proceeded in the respondents' 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 9, 2015. The respondents vacated the rental premises, ending the tenancy September 30, 2017. I am satisfied a valid tenancy agreement was in place in accordance with the Act.

*Rental arrears*

The lease balance statement entered into evidence represents the landlord's accounting of monthly assessed rents and payment received against the respondents' rent account. All rents were subsidized and last assessed at \$845 per month. The last payment received against the respondents' rent account was recorded September 12, 2017, in the amount of \$400. The security deposit of \$350.21 was appropriately retained against the rental arrears.

I am satisfied the lease balance statement accurately reflects the current status of the respondents' rent account. I find the respondents have accumulated rental arrears in the amount of \$373.79.

*Order*

An order will issue requiring the respondents to pay rental arrears in the amount of \$373.79.

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Adelle Guigon  
Rental Officer