

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

EF

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: May 30, 2018

Place of the Hearing: Fort McPherson, Northwest Territories

Appearances at Hearing: BF, representing the applicant
DF, representing the applicant

Date of Decision: May 30, 2018

REASONS FOR DECISION

An application to a rental officer made by FMHA on behalf of the NTHC as the applicant/landlord against EF as the respondent/tenant was filed by the Rental Office February 1, 2018. The application was made regarding a residential tenancy agreement for a rental premises located in Fort McPherson, Northwest Territories. The filed application was served on the respondent by registered mail signed for February 21, 2018.

The applicant alleged the respondent had repeatedly failed to pay rent and had accumulated rental arrears. An order was sought for payment of rental arrears, payment of future rent on time, termination of the tenancy agreement, and eviction.

A hearing was scheduled for May 30, 2018, in Fort McPherson. The Rental Officer appeared by telephone. BF and DF appeared representing the applicant. EF was served notice of the hearing by registered mail signed for February 21, 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 3, 2013. I am satisfied a valid tenancy agreement is in place in accordance with the Act.

Rental arrears

The lease balance statement and lease ledger (rent documents) 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 \$70 per month. No payments were received in seven of the last 11 months of the tenancy.

Since filing of the application to a rental officer, the respondent has successfully paid all of the rental arrears. As a result, the applicant's representative withdrew the applicant's request for termination of the tenancy agreement and eviction, seeking only an order for payment of future rent on time.

I am satisfied the rent documents accurately reflect the current status of the respondent's rent account. I find the respondent has repeatedly failed to pay her rent when due.

Order

An order will issue requiring the respondent to pay her future rent on time.

Adelle Guigon
Rental Officer