

IN THE MATTER between **NTHC**, Applicant, and **SN and LSE**, 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-

SN and LSE

Respondents/Tenants

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 SN and LSE as the respondents/tenants 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 respondents by registered mail signed for February 21, 2018.

The applicant alleged the respondents had repeatedly failed to pay rent, had accumulated rental arrears, and had failed to pay a call-out fee. An order was sought for payment of the rental arrears, payment of costs for the call-out, termination of the tenancy agreement and eviction. At hearing, all of those requests were withdrawn and replaced with a request for an order that the respondents pay their future rent on time.

A hearing was scheduled for May 30, 2018, in Fort McPherson. The Rental Officer appeared by telephone. BF and DF appeared representing the applicant. SN and LSE were served notices of the hearing by registered mail signed for February 21, 2018. The respondents did not appear at the hearing, nor did anyone appear on their 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 7, 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 made against the respondents' rent account. All rents have been subsidized and are currently assessed at \$325 per month. Either insufficient payments or no payments have been received in nine of the last 12 months. Since filing of the application to a rental officer, the respondents have resolved the accumulated rental arrears and in fact now carry a credit balance of \$590.

I am satisfied the rent documents accurately reflect the current status of the respondents' rent account. I find the respondents have repeatedly failed to pay their rent in full when due.

Order

An order will issue requiring the respondents to pay their future rent on time.

Adelle Guigon
Rental Officer