

IN THE MATTER between **FS**, Applicant, and **C.K. AND M.L.**, 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 **Hal Logsdon**, Rental Officer,

BETWEEN:

F.S.

Applicant/Landlord

-and-

C.K AND M.L.

Respondents/Tenants

REASONS FOR DECISION

<u>Date of the Hearing:</u>	June 14, 2018
<u>Place of the Hearing:</u>	Fort Smith, NT via teleconference
<u>Appearances at Hearing:</u>	C.S., representing the applicant
<u>Date of Decision:</u>	June 14, 2018

REASONS FOR DECISION

The respondents were served with Notices of Attendance and the filed application by registered mail but failed to appear at the hearing. The hearing was held in their absence.

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent and sought an order requiring the respondents to pay the alleged rent arrears and terminating the tenancy agreement and evicting the respondents unless the rent arrears were paid. The premises are subsidized public housing.

The applicant provided a copy of the rent ledger in evidence which indicated a balance of rent owing in the amount of \$8530. The applicant testified that all of the rent had been assessed based on the household income of the respondents.

The respondents entered into a payment agreement on April 30, 2018 agreeing to pay \$1500 in lump sum within 5 days and to pay the monthly rent plus an additional \$200/month until the rent arrears were paid in full. The rent ledger clearly indicates that this agreement was breached.

The applicant requested that the respondents be ordered to pay the rent arrears in full on or before September 30, 2018.

I find the rent ledger in order and find the respondents in breach of their obligation to pay rent. I find rent arrears of \$8530. In my opinion, there are sufficient grounds to terminate the tenancy agreement and evict the respondents from the premises unless these arrears are paid in full on or before September 30, 2018.

An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$8530. The tenancy agreement shall be terminated by order on September 30, 2018 unless the rent arrears of \$8530 have been paid in full. An eviction order shall become effective on October 1, 2018 unless the rent arrears of \$8530 have been paid in full on or before September 30, 2018.

Hal Logsdon
Rental Officer