

IN THE MATTER between **NPRLP**, Applicant, and **WP**, 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:

**NPRLP**

Applicant/Landlord

-and-

**WP**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** June 12, 2018

**Place of the Hearing:** Inuvik, Northwest Territories

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

**Date of Decision:** June 12, 2018

**REASONS FOR DECISION**

An application to a rental officer made by NPRLP as the applicant/landlord against WP as the respondent/tenant was filed by the Rental Office April 6, 2018. The application was made regarding a residential tenancy agreement for a rental premises located in Inuvik, Northwest Territories. The filed application was personally served on the respondent May 4, 2018.

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

A hearing was scheduled for June 12, 2018, in Inuvik. The Rental Officer appeared by telephone. AV appeared representing the applicant. WP was personally served notice of the hearing May 4, 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 commencing March 28, 2013. I am satisfied a valid tenancy is in place in accordance with the Act.

*Rental arrears*

The resident ledgers entered into evidence represent the landlord's accounting of monthly rent and payments received against the respondent's rent account. Rent was established at \$1,000 per month. Either insufficient payments or no payments were made in eight of the last 12 months of the tenancy. The last payment received against the rent account was recorded April 1, 2018, in the amount of \$200.

I am satisfied the resident ledger accurately reflects the current status of the respondent's rent account. I find the respondent has repeatedly failed to pay the rent and has accumulated rental arrears in the amount of \$6,387.

*Termination of the tenancy agreement and eviction*

In light of the respondent's repeated failure to pay rent and the substantial amount of rental arrears accumulated, I am satisfied termination of the tenancy agreement and eviction are justified. An order for the respondent to pay compensation for use and occupation of the rental premises will also issue.

*Orders*

An order will issue:

- requiring the respondent to pay rental arrears in the amount of \$6,387;
- terminating the tenancy agreement June 30, 2018;
- evicting the respondent from the rental premises July 1, 2018; and
- requiring the respondent to pay compensation for use and occupation of the rental premises at a rate of \$32.88 for each day the respondent remains in the rental premises after June 30, 2018, to a maximum of \$1,000 per month.

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Adelle Guigon  
Rental Officer