

IN THE MATTER between **NTHC**, Applicant, and **HE and RM**, 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-

HE and RM

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: June 26, 2018

Place of the Hearing: Yellowknife, Northwest Territories

Appearances at Hearing: KK, representing the applicant

Date of Decision: June 26, 2018

REASONS FOR DECISION

An application to a rental officer made by FSHA on behalf of the NTHC as the applicant/landlord against HE and RM as the respondents/tenants was filed by the Rental Office December 6, 2017. The application was made regarding a residential tenancy agreement for a rental premises located in Wrigley, Northwest Territories. The filed application was served on the respondents by registered mail signed for January 16, 2018.

The applicant alleged the respondents 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 originally scheduled for April 17, 2018, to which the applicant failed to appear. The hearing was re-scheduled for June 26, 2018, by three-way teleconference. KK appeared representing the applicant. HE and RM were served notices of the hearing by registered mail deemed served June 19, 2018, pursuant to subsection 71(5) of the *Residential Tenancies Act* (the Act). A detailed voicemail was also left at the telephone number provided on file at approximately 11:25 a.m. on June 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 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 May 2, 2016. The respondents vacated the rental premises, effectively ending the tenancy agreement June 30, 2017. The applicant's representative withdrew their requests for payment of future rent on time, termination of the tenancy agreement, and eviction. I am satisfied a valid tenancy agreement was in place in accordance with the Act.

Rental arrears

The lease balance statements 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 assessed subsidized and were last assessed at \$345 per month. The last payment received against the respondent's rent account was recorded January 9, 2017, in the amount of \$280. The security deposit of \$500.38 was retained by the applicant against the rental arrears.

I am satisfied the lease balance statements accurately reflect the current status of the respondents' rent account. I find the respondents have accumulated rental arrears in the amount of \$1,979.62.

Order

An order will issue requiring the respondents to pay rental arrears in the amount of \$1,979.62.

Adelle Guigon
Rental Officer