

IN THE MATTER between **NPRLP**, Applicant, and **MD and GB**, 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:

NPRLP

Applicant/Landlord

-and-

MD and GB

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: July 10, 2018

Place of the Hearing: Yellowknife, Northwest Territories

Appearances at Hearing: CDL, representing the applicant
MD, respondent

Date of Decision: July 10, 2018

REASONS FOR DECISION

An application to a rental officer made by NPRLP as the applicant/landlord against MD and GB as the respondents/tenants was filed by the Rental Office April 20, 2018. The application was made regarding a residential tenancy agreement for a rental premises located in Yellowknife, Northwest Territories. The filed application was served on the respondents by registered mail signed for May 9, 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, termination of the tenancy agreement, and eviction.

A hearing was scheduled for July 10, 2018, in Yellowknife. CDL appeared representing the applicant. MD appeared as respondent and on behalf of GB.

Tenancy agreement

The parties agreed and evidence was presented establishing a residential tenancy agreement between them commencing May 1, 2014. I am satisfied a valid tenancy agreement is in place in accordance with the Act.

Rental arrears

The resident ledgers entered into evidence represent the landlord's accounting of monthly rent, late payment penalties, and payments received against the respondents' rent account. Rent was established at \$1,652 per month. Late payment penalties were calculated in accordance with the Act. Either insufficient payments or no payments were made in six of the last 12 months of the tenancy.

The applicant's representative withdrew their request for payment of rental arrears, termination of the tenancy agreement, and eviction, and instead requested only an order that future rent be paid on time.

The respondent did not dispute the accuracy of the landlord's accounting, acknowledging the debt and accepting responsibility for it. The respondent explained that she is the only one working at this time because GB is on medical leave.

I am satisfied the resident ledgers accurately reflect the current status of the respondents' rent account. I find the respondents have repeatedly failed to pay the full amount of rent when due.

Order

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

Adelle Guigon
Rental Officer