

IN THE MATTER between **NPRLP**, Applicant, and **DPM**, 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-

DPM

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: July 26, 2018

Place of the Hearing: Yellowknife, Northwest Territories

Appearances at Hearing: CDL, representing the applicant

Date of Decision: July 26, 2018

REASONS FOR DECISION

An application to a rental officer made by NPRLP as the applicant/landlord against DPM as the respondent/tenant was filed by the Rental Office May 29, 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 respondent by registered mail signed for June 14, 2018.

The applicant alleged the respondent had failed to pay rent in full 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 July 26, 2018, in Yellowknife. CDL appeared representing the applicant. DPM was served notice of the hearing by registered mail signed for June 14, 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 October 1, 2017. 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 rents, late payment penalties, and payments received against the respondent's rent account. Rent was established at \$2,300 per month. Late payment penalties were calculated in accordance with the Act. Insufficient payments were received in two of the 10 months of the tenancy.

Since filing the application to a rental officer, the respondent has successfully paid all rental arrears and currently carries a small credit on his rent account. As a result, the applicant's representative withdrew the applicant's request for payment of rental arrears, termination of the tenancy agreement, and eviction, and instead requested only an order for future rent to be paid on time.

I am satisfied the resident ledgers accurately reflect the current status of the respondent's rent account. I find the respondent has failed to pay the full amount of rent when due.

Order

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

Adelle Guigon
Rental Officer