

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

DP and GB

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 DP and GB as the respondents/tenants 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 respondents by email deemed received June 15, 2018, pursuant to subsection 4(4) of the *Residential Tenancies Regulations* (the Regulations).

The applicant alleged the respondents had repeatedly 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. DP and GB were served notices of the hearing by email deemed received June 15, 2018, pursuant to subsection 4(4) of the Regulations. The respondents did not appear at the hearing, nor did anyone appear on the respondents' behalf. The hearing proceeded in the respondents' 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 them commencing December 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 respondents' rent account. Rent was established at \$2,400 per month. Late payment penalties were calculated in accordance with the Act. Insufficient payments were made in three of the eight months of the tenancy.

As a result of the respondents successfully reducing their rental arrears, the applicant's representative withdrew their request for termination of the tenancy agreement and eviction, and instead requested an order for future rent to be paid on time in addition to an order for payment of the rental arrears.

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 and have accumulated rental arrears in the amount of \$509.04.

Orders

An order will issue requiring the respondents to pay rental arrears in the amount of \$509.04 and requiring the respondents to pay rent on time in the future.

Adelle Guigon
Rental Officer