

IN THE MATTER between **SW**, Applicant, and **DB**, 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:

SW

Applicant/Landlord

-and-

DB

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: July 25, 2018

Place of the Hearing: Yellowknife, Northwest Territories

Appearances at Hearing: SW, applicant
DB, respondent

Date of Decision: July 25, 2018

REASONS FOR DECISION

An application to a rental officer made by SW as the applicant/landlord against DB as the respondent/tenant was filed by the Rental Office May 31, 2018. The application was made regarding a residential tenancy agreement for a rental premises located in Fort Smith, Northwest Territories. The filed application was served on the respondent July 10, 2018.

The applicant alleged the respondent had repeatedly failed to pay rent when due and had accumulated rental arrears. An order was sought for payment of rental arrears.

A hearing was scheduled for July 25, 2018, by three-way teleconference. SW appeared as applicant. DB appeared as respondent.

Tenancy agreement

The parties agreed and evidence was presented establishing a residential tenancy agreement between them commencing May 1, 2016. I am satisfied a valid tenancy agreement is in place in accordance with the *Residential Tenancies Act* (the Act).

Rental arrears

The parties agreed and evidence was presented establishing the respondent's repeated failure to pay the full amount of rent when due and that the respondent had accumulated substantial rental arrears. Rent was established at \$1,400 per month, due in full on or before the first of each month.

The parties agreed to the incorporation of a minimum monthly installment plan into an order to pay rental arrears which would see \$250 paid on the second pay day of every month until the rental arrears were paid in full. The parties also agreed that future rent should be paid in full no later than the first pay day of every month.

I am satisfied the landlord's accounting of rental arrears is accurate. I find the respondent has repeatedly failed to pay the full amount of rent when due. I find the respondent has accumulated rental arrears in the amount of \$10,923.30.

Orders

An order will issue:

- requiring the respondent to pay rental arrears in the amount of \$10,923.30 in minimum monthly installments of \$250 due the second pay day of every month starting in August 2018 and every month thereafter until the rental arrears are paid in full; and
- requiring the respondent to pay future rent on time and no later than the first pay day of every month.

Adelle Guigon
Rental Officer