

IN THE MATTER between **HRMHP**, Applicant, and **BK**, 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:

HRMHP

Applicant/Landlord

-and-

BK

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: July 31, 2018

Place of the Hearing: Hay River, Northwest Territories

Appearances at Hearing: CB, representing the applicant

Date of Decision: July 31, 2018

REASONS FOR DECISION

An application to a rental officer made by HRMHP as the applicant/landlord against BK 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 Hay River, Northwest Territories. The filed application was served on the respondent by registered mail deemed served June 25, 2018, pursuant to subsection 71(5) of the *Residential Tenancies Act* (the Act).

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

A hearing was scheduled for July 31, 2018, in Hay River. The Rental Officer appeared by telephone. CB appeared representing the applicant. BK was served notice of the hearing by registered mail deemed served June 25, 2018, pursuant to subsection 71(5) of the Act. An attempt to contact the respondent at the telephone number provided on file discovered the telephone number is no longer in service. 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 Act.

Tenancy agreement

The applicant's representative testified and evidence was presented establishing a residential tenancy agreement between the parties for a mobile home lot commencing November 5, 2009. I am satisfied a valid tenancy agreement is in place in accordance with the Act.

Rental arrears

The accounts receivable customer inquiry entered into evidence represents the landlord's accounting of monthly rents and payments received against the respondent's rent account. Rent was established at \$260 per month. No payments have been received in 11 of the last 12 months of the tenancy.

I am satisfied the accounts receivable customer inquiry accurately reflects the current status of the respondent's rent account. I find the respondent has repeatedly failed to pay rent and has accumulated rental arrears in the amount of \$5,135.

Orders

An order will issue requiring the respondent to pay rental arrears in the amount of \$5,135 and requiring the respondent to pay rent on time in the future.

Adelle Guigon
Rental Officer