

IN THE MATTER between **LD**, Applicant, and **ME**, 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:

LD

Applicant/Landlord

-and-

ME

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: July 11, 2018

Place of the Hearing: Yellowknife, Northwest Territories

Appearances at Hearing: LD, applicant
ME, respondent

Date of Decision: July 11, 2018

REASONS FOR DECISION

An application to a rental officer made by LD as the applicant/landlord against ME as the respondent/tenant was filed by the Rental Office June 25, 2018. The application was made regarding a residential tenancy agreement for a rental premises located in Yellowknife, Northwest Territories. The filed application was personally on the respondent July 4, 2018.

The applicant alleged the respondent had repeatedly failed to pay rent in full when due, had accumulated rental arrears, had caused significant disturbances interfering with the safety and security of the landlord and other tenants in the rental premise and residential complex. An order was sought for payment of rental arrears, termination of the tenancy agreement, and eviction.

An expedited hearing date was granted and scheduled for July 11, 2018, in Yellowknife. LD appeared as applicant. ME appeared as respondent.

Tenancy agreement

The parties agreed and evidence was presented establishing a residential tenancy agreement between them commencing February 16, 2018. The respondent vacated the rental premises, ending the tenancy July 4, 2018. I am satisfied a valid tenancy agreement was in place in accordance with the *Residential Tenancies Act* (the Act).

Rental arrears

The parties agreed that as of July 4, 2018, the respondent had accumulated rental arrears in the amount of \$800. I find the respondent has accumulated rental arrears in the amount of \$800.

Disturbances

Although the parties both made submissions regarding the alleged disturbances, no finding was made on the matter given that the applicant already achieved the desired remedy when the respondent vacated the rental premises.

Order

An order will issue requiring the respondent to pay rental arrears in the amount of \$800.00.

Adelle Guigon
Rental Officer