

IN THE MATTER between **WDPML**, Applicant, and **LN and AI**, 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:

**WDPML**

Applicant/Landlord

-and-

**LN and AI**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** August 7, 2018

**Place of the Hearing:** Yellowknife, Northwest Territories

**Appearances at Hearing:** AW, representing the applicant

**Date of Decision:** August 7, 2018

**REASONS FOR DECISION**

An application to a rental officer made by WDPML as the applicant/landlord against LN and AI as the respondents/tenants was filed by the Rental Office June 4, 2018. The application was made regarding a residential tenancy agreement for a rental premises located in Fort McPherson, Northwest Territories. The filed application was served on the respondents by registered mail signed for June 20, 2018.

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

A hearing was scheduled for August 7, 2018, by three-way teleconference. AW appeared representing the applicant. LN and AI were served notices of the hearing by registered mail signed for June 20, 2018. 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 the parties commencing May 4, 2017. The respondents vacated the rental premises, ending the tenancy May 15, 2018. I am satisfied a valid tenancy agreement was in place in accordance with the Act.

*Rental arrears*

The applicant's representative testified that the respondents had repeatedly failed to pay rent in full for well over a year. No payments have been received since the respondents vacated the rental premises. The applicant's representative testified that the current balance of rental arrears amounts to \$7,942.30, which accounts for rent up to May 15, 2018, and represents approximately seven months' worth of rent.

I am satisfied the applicant's accounting of rental arrears as testified to is accurate. I find the respondents have accumulated rental arrears in the amount of \$7,942.30.

*Order*

An order will issue requiring the respondents to pay rental arrears in the amount of \$7,942.30.

---

Adelle Guigon  
Rental Officer