

IN THE MATTER between **ARDL**, Applicant, and **D(F)C and RC**, 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:

**ARDL**

Applicant/Landlord

-and-

**D(F)C and RC**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** September 5, 2018

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

**Appearances at Hearing:** JL, representing the Applicant

**Date of Decision:** September 5, 2018

**REASONS FOR DECISION**

An application to a rental officer made by ARDL as the Applicant/Landlord against D(F)C and RC as the Respondents/Tenants was filed by the Rental Office July 12, 2018. The application was made regarding a residential tenancy agreement for a rental premises located in Inuvik, Northwest Territories. The filed application was personally served on the Respondents July 29, 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, termination of the tenancy agreement, and eviction.

A hearing was scheduled for September 5, 2018, in Inuvik. The Rental Officer appeared by telephone. Joseph Lavoie appeared representing the Applicant. D(F)C and RC were personally served notices of the hearing July 29, 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 October 1, 2014. The Applicant's representative testified that he had attended the rental premises on the way to the hearing and determined that the Respondents had abandoned the rental premises. Consequently, the Applicant's representative withdrew their request for termination of the tenancy agreement and eviction.

I am satisfied a valid tenancy agreement was in place between the parties in accordance with the Act, and that the Respondents have vacated the rental premises effectively ending the tenancy September 5, 2018.

*Rental arrears*

The Applicant's representative testified and provided some evidence establishing that the Respondents had repeatedly failed to pay rent and had accumulated substantial rental arrears. Rent was established at \$1,500 per month. A \$500 payment was received shortly after the application was filed, before which the last payment received against the rent account was recorded May 1, 2018, in the amount of \$91.56. Either insufficient payments or no payment were received against the Respondents' rent account for at least the last 16 months.

I find the Respondents have repeatedly failed to pay rent and have accumulated rental arrears in the amount of \$22,444.19, including the rent for September 2018.

*Order*

An order will issue requiring the Respondents to pay rental arrears in the amount of \$22,444.19.

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Adelle Guigon  
Rental Officer