

IN THE MATTER between **NTHC**, Applicant, and **MLC**, 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:

**NTHC**

Applicant/Landlord

-and-

**MLC**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** September 18, 2018

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

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

**Date of Decision:** September 18, 2018

**REASONS FOR DECISION**

An application to a rental officer made by THA on behalf of the NTHC as the Applicant/Landlord against MLC as the Respondent/Tenant was filed by the Rental Office June 26, 2018. The application was made regarding a residential tenancy agreement for a rental premises located in Tulita, Northwest Territories. The filed application was served on the Respondent by registered mail signed for September 10, 2018.

The Applicant alleged the Respondent had repeatedly failed to pay rent and had accumulated rental arrears. An order was sought for payment of the rental arrears, payment of future rent on time, termination of the tenancy agreement, and eviction.

A hearing was scheduled for September 18, 2018, in Tulita. DY appeared representing the Applicant. MLC was served notice of the hearing by registered mail signed for September 10, 2018. 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 *Residential Tenancies Act* (the Act).

*Tenancy agreement*

The Applicant's representative testified and evidence was presented establishing a residential tenancy agreement between the parties for subsidized public housing commencing December 3, 2014. The Respondent vacated the rental premises, ending the tenancy effective July 6, 2018. As a consequence, the Applicant's representative withdrew their request for payment of future rent on time, termination of the tenancy agreement, and eviction, requesting only an order for payment of rental arrears. I am satisfied a valid tenancy agreement was in place in accordance with the Act.

*Rental arrears*

The lease balance statements entered into evidence represent the Landlord's accounting of monthly assessed rents and payments received against the Respondent's rent account. All rents have been subsidized and were last assessed at \$325 per month. Either insufficient payments or no payments were received in 10 of the last 12 months of the tenancy. The last payment received against the rent account was recorded April 27, 2018, in the amount of \$100.

I am satisfied the lease balance statements accurately reflect the current status of the Respondent's rent account. I find the Respondent has accumulated rental arrears in the amount of \$2,617.

*Order*

An order will issue requiring the Respondent to pay rental arrears in the amount of \$2,617.

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Adelle Guigon  
Rental Officer