

IN THE MATTER between **NTHC**, Applicant, and **EG**, 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-

EG

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: December 19, 2018

Place of the Hearing: Fort Resolution, Northwest Territories

Appearances at Hearing: MU, representing the Applicant

Date of Decision: December 19, 2018

REASONS FOR DECISION

An application to a rental officer made by FRHA on behalf of the NTHC as the Applicant/Landlord against EG as the Respondent/Tenant was filed by the Rental Office October 26, 2018. The application was made regarding a residential tenancy agreement for a rental premises located in Fort Resolution, Northwest Territories. The filed application was served on the Respondent by registered mail signed for November 29, 2018.

The Applicant alleged the Respondent had accumulated rental arrears and had left the rental premises in an unclean condition. An order was sought for payment of rental arrears and payment of costs for cleaning.

A hearing was scheduled for December 19, 2018, in Fort Resolution. The Rental Officer appeared by telephone. MU appeared representing the Applicant. EG was served notice of the hearing by registered mail signed for November 29, 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 October 3, 2017. The Respondent vacated the rental premises, ending the tenancy agreement effective July 31, 2018. 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 \$580 per month. The last payment received against the rent account was recorded April 20, 2018, in the amount of \$580.

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 \$1,019.80.

Cleaning

The Applicant's representative testified and provided evidence supporting the claim that the rental premises was left in a less than ordinary state of cleanliness. I am satisfied the Respondent failed to clean the rental premises before vacating. I find the Respondent liable to the Applicant for costs of cleaning in the amount of \$330.84.

Orders

An order will issue requiring the Respondent to pay rental arrears in the amount of \$1,019.80, and requiring the Respondent to pay costs for cleaning in the amount of \$330.84.

Adelle Guigon
Rental Officer