

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

**JCR**

Respondent/Tenant

**REASONS FOR DECISION**

<b><u>Date of the Hearing:</u></b>	<b>December 19, 2018</b>
<b><u>Place of the Hearing:</u></b>	<b>Lutselk'e, Northwest Territories</b>
<b><u>Appearances at Hearing:</u></b>	<b>EN, representing the Applicant SB, representing the Applicant</b>
<b><u>Date of Decision:</u></b>	<b>December 19, 2018</b>

**REASONS FOR DECISION**

An application to a rental officer made by LHA on behalf of the NTHC as the Applicant/Landlord against JCR 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 Lutselk'e, Northwest Territories. The filed application was served on the Respondent by registered mail signed for November 30, 2018.

The Applicant alleged the Respondent had accumulated rental arrears. An order was sought for payment of rental arrears.

A hearing was scheduled for December 19, 2018, in Lutselk'e. The Rental Officer appeared by telephone. EN and SB appeared by telephone representing the Applicant. JCR was served notice of the hearing by registered mail signed for November 30, 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 representatives testified and evidence was presented establishing a residential tenancy agreement between the parties for subsidized public housing commencing April 1, 2012. The Respondent vacated the rental premises, ending the tenancy agreement effective May 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 were subsidized and last assessed at \$70 per month. No payments were received in eight of the last 12 months of the tenancy. The security deposit of \$279.35 was retained against the rental arrears.

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 \$2,720.61, which represents approximately 39 months' subsidized rent.

*Order*

An order will issue requiring the Respondent to pay rental arrears in the amount of \$2,720.61.

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Adelle Guigon  
Rental Officer