

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

**LE**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** January 10, 2019

**Place of the Hearing:** Fort Resolution, Northwest Territories

**Appearances at Hearing:** MU, representing the Applicant  
LE, Respondent.

**Date of Decision:** January 10, 2019

**REASONS FOR DECISION**

An application to a rental officer made by FRHA on behalf of the NTHC as the Applicant/Landlord against LE as the Respondent/Tenant was filed by the Rental Office November 15, 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 December 12, 2018.

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

A hearing was scheduled for January 10, 2019, in Fort Resolution. The Rental Officer appeared by telephone. MU appeared representing the Applicant. LE appeared as Respondent.

*Tenancy agreement*

The parties agreed and evidence was presented establishing a residential tenancy agreement between them for subsidized public housing commencing July 1, 2014. I am satisfied a valid tenancy agreement is in place in accordance with the *Residential Tenancies Act* (the Act).

*Previous orders*

Rental Officer Order Number 10-14282 issued October 30, 2014, required the Respondent to pay rental arrears in the amount of \$2,135 in minimum monthly installments of \$150 starting in November 2014.

Rental Officer Order Number 15536 issued April 20, 2017, required the Respondent to pay rental arrears in the amount of \$75, and required the Respondent to pay rent on time in the future.

### *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 are currently assessed at \$75 per month. No payments have been received in six of the last 12 months of the tenancy.

The Respondent did not dispute the accuracy of the Landlord's accounting, acknowledging the debt and accepting responsibility for it.

Despite the increase in the amount of rental arrears since the application to a rental officer was filed, the Applicant's representative withdrew their request for termination of the tenancy agreement and eviction.

I am satisfied the lease balance statements accurately reflect the current status of the Respondent's rent account. I find the Respondent has repeatedly failed to pay the rent when due, has failed to comply with a rental officer order to pay future rent on time, and has accumulated rental arrears in the amount of \$425. That amount represents approximately 6 months' subsidized rent.

### *Orders*

An order will issue requiring the Respondent to pay rental arrears in the amount of \$425, and requiring the Respondent to pay future rent on time.

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Adelle Guigon  
Rental Officer