

IN THE MATTER between **NPRLP**, Applicant, and **JS**, 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:

**NPRLP**

Applicant/Landlord

-and-

**JS**

Respondent/Tenant

**REASONS FOR DECISION**

<b><u>Date of the Hearing:</u></b>	<b>February 5, 2019</b>
<b><u>Place of the Hearing:</u></b>	<b>Inuvik, Northwest Territories</b>
<b><u>Appearances at Hearing:</u></b>	<b>IA, representing the Applicant JS, Respondent</b>
<b><u>Date of Decision:</u></b>	<b>February 5, 2019</b>

**REASONS FOR DECISION**

An application to a rental officer made by NPRLP as the Applicant/Landlord against JS as the Respondent/Tenant was filed by the Rental Office December 5, 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 Respondent January 3, 2019.

The Applicant alleged the Respondent had repeatedly failed to pay the full amount of rent when due and had accumulated rental arrears. An order was sought for payment of the rental arrears.

A hearing was scheduled for February 5, 2019, in Inuvik. The Rental Officer appeared by telephone. IA appeared representing the Applicant. JS appeared as Respondent.

*Tenancy agreement*

The parties agreed and evidence was presented establishing a residential tenancy agreement between them commencing January 1, 2016. I am satisfied a valid tenancy agreement is in place in accordance with the *Residential Tenancies Act* (the Act).

*Rental arrears*

The lease ledger entered into evidence represents the Landlord's accounting of monthly rent, late payment penalties, and payments received against the Respondent's rent account. Rent was established at \$1,305 per month. The late payment penalties have been calculated in accordance with the Act and *Residential Tenancies Regulations* (the Regulations). Either insufficient payments or no payments were received in seven 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. He committed to making additional payments over and above paying the rent in full each month to resolve the arrears.

I am satisfied the lease ledger accurately reflects the current status of the Respondent's rent account. I find the Respondent has repeatedly failed to pay the full amount of rent when due and has accumulated rental arrears in the amount of \$3,594. That amount represents approximately three months' rent.

*Orders*

An order will issue requiring the Respondent to pay rental arrears in the amount of \$3,594 and requiring the Respondent to pay future rent on time.

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Adelle Guigon  
Rental Officer