

IN THE MATTER between **NPRLP**, Applicant, and **AV**, 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-

AV

Respondent/Tenant

REASONS FOR DECISION

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

REASONS FOR DECISION

An application to a rental officer made by NPRLP as the Applicant/Landlord against AV 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 4, 2019.

The Applicant alleged the Respondent 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. AV was personally served notice of the hearing January 4, 2019. 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 provided establishing a residential tenancy agreement between the parties commencing April 1, 2014. The Respondent vacated the rental premises, ending the tenancy effective August 31, 2018. I am satisfied a valid tenancy agreement was in place in accordance with the Act.

Rental arrears

The lease ledger entered into evidence represents the Landlord's accounting of monthly rent and payments received against the Respondent's rent account. Rent was established at \$2,000 per month. Insufficient monthly payments between September 2015 and February 2018 resulted in the accumulation of rental arrears by the end of the tenancy amounting to \$2,950. The Landlord retained a remaining security deposit balance of \$1,505.58 against the rental arrears.

I am satisfied the lease ledger accurately reflects the current status of the Respondent's rent account. I find the Respondent has accumulated rental arrears in the amount of \$1,444.42.

Order

An order will issue requiring the Respondent to pay rental arrears in the amount of \$1,444.42.

Adelle Guigon
Rental Officer