

IN THE MATTER between **NPRLP**, Applicant, and **PI and PO**, Respondents.

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-

PI and PO

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: February 19, 2019

Place of the Hearing: Yellowknife, Northwest Territories

Appearances at Hearing: CDL, representing the Applicant
PI, Respondent

Date of Decision: February 19, 2019

REASONS FOR DECISION

An application to a rental officer made by NPRLP as the Applicant/Landlord against PI and PO as the Respondents/Tenants was filed by the Rental Office January 2, 2019. The application was made regarding a residential tenancy agreement for a rental premises located in Yellowknife, Northwest Territories. The filed application was personally served on the Respondents February 5, 2019.

The Applicant alleged the Respondents 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, termination of the tenancy agreement, and eviction.

A hearing was scheduled for February 19, 2019, in Yellowknife. CDL appeared representing the Applicant. PI appeared as Respondent and on behalf of PO.

Tenancy agreement

The parties agreed and evidence was presented establishing a residential tenancy agreement between them commencing May 1, 2018. The Respondents vacated the rental premises, ending the tenancy agreement effective February 18, 2019. I am satisfied a valid tenancy agreement was 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 rents, late payment penalties, and payments received against the Respondents' rent account. Rent was established at \$2,500 per month. Late payment penalties were calculated in accordance with the Act and *Residential Tenancies Regulations* (the Regulations). A payment of \$300 was received February 1, 2019, but the last payment before that was received August 24, 2018, in the amount of \$1,000.

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

I am satisfied the lease ledger accurately reflects the current status of the Respondents' rent account. I find the Respondents have accumulated rental arrears in the amount of \$13,586.

Order

An order will issue requiring the Respondents to pay rental arrears in the amount of \$13,586.

Adelle Guigon
Rental Officer