

IN THE MATTER between **NPRLP**, Applicant, and **JD**, 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 **Janice Laycock**, Deputy Rental Officer,

BETWEEN:

NPRLP

Applicant/Landlord

-and-

JD

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: March 20, 2019

Place of the Hearing: Inuvik, NT

Appearances at Hearing: IA representing the Applicant

Date of Decision: March 20, 2019

REASONS FOR DECISION

An application to a rental officer made by NPRLP as the Applicant/Landlord against JD as the Respondent/Tenant was filed by the Rental Office January 29, 2019. 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 on March 10, 2019.

The Applicant claimed that the Respondent had failed to pay rent on time and had repeatedly disturbed other tenants' enjoyment of the rental premises. The Applicant sought orders relating to remedies in respect to disturbance (excessive noise), payment of rental arrears, termination of the Tenancy Agreement and eviction.

A hearing was scheduled for March 20, 2019, in Inuvik. Janice Laycock, Deputy Rental Officer appeared by telephone. IA appeared representing the Applicant. The respondent, JD, was served notice of the hearing by personal service on March 10, 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 as provided for in subsection 80(2) of the *Residential Tenancies Act*.

Tenancy Agreement

The Applicant's representative testified and evidence was presented establishing the current tenancy agreement between the parties commencing on May 1, 2018. The Applicant became aware on March 11, 2019 that the Respondent had abandoned the rental unit, ending the tenancy on that date.

Rental Arrears

The "International Lease Ledger" provided by the Applicant and entered into evidence represents the accounting of monthly rent and payments received. The Statement dated March 18, 2019 provides information on rental arrears accumulated during the period from October 2018 and continuing until the unit was abandoned. Only one payment of \$1000.00 for rent was made during that period. As of the date the unit was abandoned, March 11, 2019, the total arrears claimed by the Applicant were \$3,854.00.

I am satisfied that the "International Lease Ledger" accurately reflects the current status of the Respondent's rental account. I find that in the last 5 months of tenancy the Respondent repeatedly failed to pay their rent when due and accumulated rental arrears in the amount of \$3,854.00.

Orders

An order will be issued:

- requiring the Respondent to pay to the Applicant rent owing in the amount of \$3,854.00 (p. 41(4)(a)); and
- requiring the Respondent to pay to the Applicant the cost of replacing the locks on the entrance to the unit in the amount of \$254.75 (p. 25(3)(c)).

Janice Laycock
Deputy Rental Officer