

IN THE MATTER between **F.P.**, Applicant, and **A.B.**, 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 **Hal Logsdon**, Rental Officer,

BETWEEN:

**F.P.**

Applicant/Landlord

-and-

**A.B.**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** March 13, 2019

**Place of the Hearing:** Fort Providence. NT via teleconference

**Appearances at Hearing:** A.G., representing the applicant

**Date of Decision:** March 13, 2019

**REASONS FOR DECISION**

The respondent was personally served with a filed application and a notice of attendance but failed to appear at the hearing. The hearing was held in his absence.

The tenancy agreement between the parties was made for a term ending on June 30, 2019 however the agreement was not signed by either party. Notwithstanding the absence of an executed written agreement, I am satisfied that a verbal tenancy agreement exists as the tenant has been in possession for quite some time and the respondent has been charging and collecting rent. The premises are subsidized public housing.

The applicant alleged that the respondent had failed to pay rent and sought an order requiring the respondent to pay the rent arrears, terminating the tenancy agreement and evicting the respondent. At the hearing, the applicant stated that since the application was filed, the rent arrears had been paid in full. The applicant withdrew the request to terminate the tenancy agreement in favour of an order requiring the respondent to pay future rent on time.

The applicant provided a statement of the rent account in evidence. The statement indicates that at the time the application was filed, the rent account was in arrears in the amount of \$200 but since that time the rent has been paid in full and a credit balance of \$50 exists.

I find the respondent in breach of their obligation to pay the rent on the days it is due. An order requiring the respondent to pay rent on time in the future shall issue.

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Hal Logsdon  
Rental Officer