

IN THE MATTER between **NTHC**, Applicant, and **DS and KR**, 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:

NTHC

Applicant/Landlord

-and-

DS and KR

Respondents/Tenants

REASONS FOR DECISION

<u>Date of the Hearing:</u>	March 21, 2019
<u>Place of the Hearing:</u>	Behchoko, Northwest Territories
<u>Appearances at Hearing:</u>	TM, representing the Applicant LE, representing the Applicant DS, Respondent
<u>Date of Decision:</u>	March 21, 2019

REASONS FOR DECISION

An application to a rental officer made by BKGK on behalf of the NTHC as the Applicant/Landlord against DS and KR as the Respondents/Tenants was filed by the Rental Office January 30, 2019. The application was made regarding a residential tenancy agreement for a rental premises located in Behchoko, Northwest Territories. The filed application was personally served on the Respondents March 7, 2019.

The Applicant alleged the Respondents had repeatedly failed to pay rent and had accumulated rental arrears. An order was sought for payment of rental arrears, payment of future rent on time, termination of the tenancy agreement, and eviction.

A hearing was scheduled for March 21, 2019, in Behchoko. TM and LE appeared representing the Applicant. DS appears as Respondent and on behalf of KR.

Tenancy agreement

The parties agreed and evidence was presented establishing a residential tenancy agreement between them for subsidized public housing commencing May 7, 2017. I am satisfied a valid tenancy agreement is in place in accordance with the *Residential Tenancies Act* (the Act).

Rental arrears

The lease balance statement entered into evidence represents the Landlord's accounting of monthly assessed rents and payments received against the Respondents' rent account. All rents have been subsidized and are currently assessed at \$845 per month. No payments were received in eight of the last 12 months of the tenancy.

However, since December 14, 2018, the Respondents have made several large payments towards their rent account which have resulted in a substantial credit. Consequently, the Applicant's representatives withdrew their request for orders for payment of rental arrears, termination of the tenancy agreement, and eviction, and they are only seeking an order for payment of future rent on time.

I am satisfied the lease balance statement accurately reflects the current status of the Respondents' rent account. I find the Respondents have repeatedly failed to pay the rent when due.

Order

An order will issue requiring the Respondents to pay their rent on time in the future.

Adelle Guigon
Rental Officer