

IN THE MATTER between **NTHC**, Applicant, and **AK**, 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:

NTHC

Applicant/Landlord

-and-

AK

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: April 16, 2019

Place of the Hearing: Sachs Harbour, Northwest Territories

Appearances at Hearing: BL, representing the Applicant

Date of Decision: April 16, 2019

REASONS FOR DECISION

An application to a rental officer made by SHHA on behalf of the NTHC as the Applicant/Landlord against AK as the Respondent/Tenant was filed by the Rental Office March 4, 2019. The application was made regarding a residential tenancy agreement for a rental premises located in Sachs Harbour, Northwest Territories. The filed application was personally served on the Respondent April 8, 2019.

The Applicant alleged the Respondent 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 April 16, 2019, in Sachs Harbour. The Rental Officer appeared by telephone. BL appeared by telephone representing the Applicant. AK was personally served notice of the hearing April 8, 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

Evidence was presented establishing a residential tenancy agreement between the parties for subsidized public housing commencing October 15, 2012. The Respondent vacated the rental premises, ending the tenancy agreement as of February 28, 2019. Consequently, the Applicant's representative withdrew their request for an order to terminate the tenancy agreement and for eviction. I am satisfied a valid tenancy agreement was in place in accordance with 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 Respondent's rent account. All rents were subsidized based on reported household income and were last assessed at the maximum monthly rent of \$1,445 due to the household income exceeding the income threshold. The last payment received against the rent account was recorded November 15, 2018, in the amount of \$1,000.

I am satisfied the lease balance statement accurately reflects the current status of the Respondent's rent account. I find the Respondent has accumulated rental arrears in the amount of \$14,060.

Order

An order will issue requiring the Respondent to pay rental arrears in the amount of \$14,060.

Adelle Guigon
Rental Officer