

IN THE MATTER between **NPRLP**, Applicant, and **RK**, 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:

NPRLP

Applicant/Landlord

-and-

RK

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: May 16, 2019

Place of the Hearing: Yellowknife, Northwest Territories

Appearances at Hearing: BL, representing the Applicant

Date of Decision: May 16, 2019

REASONS FOR DECISION

An application to a rental officer made by NPRLP as the Applicant/Landlord against RK as the Respondent/Tenant was filed by the Rental Office March 26, 2019. The application was made regarding a residential tenancy agreement for a rental premises located in Yellowknife, Northwest Territories. The filed application was served on the Respondent by registered mail signed for April 26, 2019.

The Applicant alleged the Respondent had repeatedly failed to pay rent in full when due and had accumulated rental arrears. An order was sought for payment of rental arrears, termination of the tenancy agreement, and eviction.

A hearing was scheduled for May 16, 2019, in Yellowknife. BL appeared representing the Applicant. RK was served notice of the hearing by registered mail signed for April 26, 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 commencing November 1, 2018. I am satisfied a valid tenancy agreement is in place in accordance with 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 Respondent's rent account. Rent was established at \$2,210 per month. Late payment penalties were calculated in accordance with the Act.

Since filing of the application, the Respondent has successfully paid all arrears. Consequently, the Applicant's representative withdrew their request for an order for payment of the rental arrears, termination of the tenancy agreement and eviction. Instead, the Applicant only requested an order that the Respondent pay future rent on time.

I am satisfied the lease ledger accurately reflects the current status of the Respondent's rent account. I find the Respondent has repeatedly failed to pay rent in full when due.

Order

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

Adelle Guigon
Rental Officer