

IN THE MATTER between **NPRLP**, Applicant, and **SR**, 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-

SR

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: June 19, 2019

Place of the Hearing: Yellowknife, Northwest Territories

Appearances at Hearing: KB, representing the Applicant
IA, representing the Applicant

Date of Decision: June 19, 2019

REASONS FOR DECISION

An application to a rental officer made by NPRLP as the Applicant/Landlord against SR as the Respondent/Tenant was filed by the Rental Office April 30, 2019. The application was made regarding a residential tenancy agreement for a rental premises located in Inuvik, Northwest Territories. The filed application was served on the Respondent by email deemed received May 21, 2019, pursuant to subsection 4(4) of the *Residential Tenancies Regulations* (the Regulations).

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

A hearing was scheduled for June 19, 2019, by three-way teleconference. KB and IA appeared representing the Applicant. SR was served notice of the hearing by email deemed received May 21, 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 July 1, 2017. The Applicant's representatives testified that they had discovered the rental premises abandoned on May 9, 2019. I am satisfied a valid tenancy agreement was 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 \$2,000 per month. The late payment penalties were calculated in accordance with the Act. The last payment received against the rent account was recorded February 25, 2019, in the amount of \$3,940. The security deposit of \$2,001.91 was retained against the rental arrears.

I am satisfied the lease ledger accurately reflects the current status of the Respondent's rent account. I find the Respondent has accumulated rental arrears in the amount of \$2,625.74.

Order

An order will issue requiring the Respondent to pay rental arrears in the amount of \$2,625.74.

Adelle Guigon
Rental Officer