

IN THE MATTER between **NTHC**, Applicant, and **ER**, 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-

ER

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: July 16, 2019

Place of the Hearing: Hay River, Northwest Territories

Appearances at Hearing: AS, representing the Applicant

Date of Decision: July 16, 2019

REASONS FOR DECISION

An application to a rental officer made by HRHA on behalf of the NTHC as the Applicant/Landlord against ER as the Respondent/Tenant was filed by the Rental Office May 24, 2019. The application was made regarding a residential tenancy agreement for a rental premises located in Hay River, Northwest Territories. The filed application was served on the Respondent registered mail sent to his last known address and deemed served June 19, 2019, pursuant to subsection 71(5) of the *Residential Tenancies Act* (the Act).

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, payment of future rent on time, termination of the tenancy agreement, and eviction.

A hearing was scheduled for July 16, 2019, in Hay River. The Rental Officer appeared by telephone. AS appeared representing the Applicant. ER was served notice of the hearing by registered mail sent to his last known address and deemed served June 19, 2019. The telephone number on file for the Respondent was not in service, and no email address was provided. 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 Act.

Tenancy agreement

Evidence was presented establishing a residential tenancy agreement between the parties for subsidized public housing commencing October 1, 2016. The Respondent vacated the rental premises, ending the tenancy as of June 23, 2019. Consequently, the Applicant's representative withdrew their request for all the applied-for remedies except the order to pay rental arrears. 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 have been subsidized and were last assessed at \$365 per month. Either insufficient payments or no payments were received in six of the last 12 months of the tenancy.

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 \$1,005. An order will issue requiring the Respondent to pay rental arrears in the amount of \$1,005.

Adelle Guigon
Rental Officer