

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

**DC**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** July 17, 2019

**Place of the Hearing:** Fort Providence, Northwest Territories

**Appearances at Hearing:** RMV, representing the Applicant

**Date of Decision:** July 17, 2019

**REASONS FOR DECISION**

An application to a rental officer made by FPHA on behalf of the NTHC as the Applicant/Landlord against DC as the Respondent/Tenant was filed by the Rental Office May 27, 2019. The application was made regarding a residential tenancy agreement for a rental premises located in Fort Providence, Northwest Territories. The filed application was personally served on the Respondent June 17, 2019.

The Applicant alleged the Respondent had repeatedly failed to pay rent when due and had accumulated rental arrears. An order was sought for payment of the rental arrears and payment of future rent on time.

A hearing was scheduled for July 17, 2019, in Fort Providence. The Rental Officer appeared by telephone. RMV appeared representing the Applicant. DC was personally served notice of the hearing June 17, 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 February 7, 2017. I am satisfied a valid tenancy agreement is 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 are currently assessed at \$75 per month. No payments have been made in five 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 repeatedly failed to pay the rent when due and has accumulated rental arrears in the amount of \$225. That amount represents approximately three months' subsidized rent.

*Orders*

An order will issue requiring the Respondent to pay rental arrears in the amount of \$225 and requiring the Respondent to pay his rent on time in the future.

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Adelle Guigon  
Rental Officer