

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

DA

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	July 30, 2019
<u>Place of the Hearing:</u>	Yellowknife, Northwest Territories
<u>Appearances at Hearing:</u>	CDL, representing the Applicant
<u>Date of Decision:</u>	July 30, 2019

REASONS FOR DECISION

An application to a rental officer made by NPRLP as the Applicant/Landlord against DA as the Respondent/Tenant was filed by the Rental Office May 28, 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 email deemed received June 22, 2019, pursuant to subsection 4(4) of the *Residential Tenancies Regulations* (the Regulations).

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 rental arrears and termination of the tenancy agreement.

A hearing was scheduled for July 30, 2019, in Yellowknife. CDL appeared representing the Applicant. DA was served notice of the hearing by email deemed received June 22, 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 a fixed-term from December 1, 2018, to November 30, 2019. 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 rent, late payment penalties, and payments received against the Respondent's rent account. Rent was established at \$1,670 per month. The late payment penalties were calculated in accordance with the Act, and late payment penalties for July 2019 in the amount of \$34 were added to the ledger balance. No payments were received in four of the seven months of the tenancy.

I am satisfied the adjusted lease ledger accurately reflects the current status of the Respondent's rent account. I find the Respondent has repeatedly failed to pay rent and has accumulated rental arrears in the amount of \$6,490. That amount represents approximately four months' rent.

Termination of the tenancy agreement

In light of the Respondent's repeated failure to pay the rent and the substantial amount of rental arrears that have accumulated, I am satisfied termination of the tenancy agreement is justified. By agreement with the Applicant's representative, the termination order will be conditional on the Respondent paying the rental arrears in full and paying the rent for August on time.

Orders

An order will issue:

- requiring the Respondent to pay rental arrears in the amount of \$6,490 (p. 41(4)(a));
- requiring the Respondent to pay rent on time in the future (p. 41(4)(b)); and
- terminating the tenancy agreement August 31, 2019, unless the rental arrears are paid in full and the rent for August is paid on time (p. 41(4)(c), ss. 83(2)).

Adelle Guigon
Rental Officer