

IN THE MATTER between **NPRLP**, Applicant, and **SR and PD**, Respondents.

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 and PD

Respondents/Tenants

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 SR and PD as the Respondent/Tenant was filed by the Rental Office May 29, 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 23, 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 the rental arrears and termination of the tenancy agreement.

A hearing was scheduled for July 30, 2019, in Yellowknife. CDL appeared representing the Applicant. SR and PD were served notices of the hearing by email deemed received June 23, 2019. The Respondents did not appear at the hearing, nor did anyone appear on the Respondents' behalf. The hearing proceeded in the Respondents' 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 January 1, 2019, to December 31, 2020. 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 Respondents' rent account. Rent was established at \$1,810 per month. The late payment penalties were calculated in accordance with the Act, and \$34 for late payment penalties for July 2019 was added to the lease ledger balance. Either insufficient payments or 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 Respondents' rent account. I find the Respondents' have repeatedly failed to pay the rent when due and have accumulated rental arrears in the amount of \$2,577.26. That amount represents about 1.5 months' rent.

Termination of the tenancy agreement

In light of the Respondents' repeated failure to pay the rent when due, 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 Respondents paying the rental arrears in full and paying the rent for August on time.

Orders

An order will issue:

- requiring the Respondents to pay rental arrears in the amount of \$2,577.26 (p. 41(4)(a));
- requiring the Respondents 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