

IN THE MATTER between **NTHC**, Applicant, and **QL**, 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 **Janice Laycock**, Deputy Rental Officer,

BETWEEN:

NTHC

Applicant/Landlord

-and-

QL

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: August 21, 2019

Place of the Hearing: Tulita, NT

Appearances at Hearing: SD and DY for the Applicant
QL as the Respondent

Date of Decision: August 21, 2019

REASONS FOR DECISION

An application to a rental officer made by the THA on behalf of the NTHC as the Applicant/Landlord against QL as the Respondent/Tenant was filed by the Rental Office on June 20, 2019. The application was made regarding a residential tenancy agreement for a rental premises located in Tulita, Northwest Territories. The filed application was personally served on the Respondent on July 23, 2019.

The applicant claimed that the Respondent had rental arrears and an order was sought for payment of rental arrears and to pay future rent on time.

A hearing was scheduled for August 21, 2019 and both parties were provided notice. Janice Laycock, Deputy Rental Officer appeared by telephone. SD and DY appeared representing the Applicant. QL appeared as the Respondent.

Tenancy Agreement

Evidence was presented establishing a tenancy agreement for subsidized public housing between the parties starting on July 7, 2018 and continuing month to month. I am satisfied that a valid tenancy agreement is in place in accordance with the *Residential Tenancies Act*.

Rental Arrears

The Lease Balance Statement entered into evidence shows the balance owing by the Respondent on August 7th, 2019 is \$1,084.00. This includes a charge of \$107 for the period July 1 to 6, 2018. This charge is outside the term of the current tenancy and relates to a previous joint tenancy that is not part of this application. After deducting this charge, the revised arrears owing is \$977.

According to the statement the Respondent has repeatedly failed to pay their rent when due. During this tenancy they made payments in October and December 2018, January 2019 and then not again until July and August when efforts were made to pay rent and arrears. During the hearing the Respondent was provided an opportunity to comment, but had nothing to add.

I am satisfied that the Lease Balance Statement accurately reflects the current status of the Respondent's rental account. I find that the total rental arrears owing by the Respondent are \$977.

Orders

An order will be issued:

- requiring the Respondent to pay their rental arrears in the amount of \$977 and to pay their rent on time in the future (p. 41(4)(a) and p. 41(4)(b)).

Janice Laycock
Deputy Rental Officer