

IN THE MATTER between **NPRLP**, Applicant, and **RB**, 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**, Rental Officer,

BETWEEN:

NPRLP

Applicant/Landlord

-and-

RB

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: November 13, 2019

Place of the Hearing: Inuvik, Northwest Territories

Appearances at Hearing: KB, representing the Applicant

Date of Decision: November 13, 2019

REASONS FOR DECISION

An application to a rental officer made by NPRLP as the Applicant/Landlord against RB as the Respondent/Tenant was filed by the Rental Office on July 30, 2019. The application was made regarding a residential tenancy agreement for a rental premises located in Inuvik, Northwest Territories. The filed application was served on the Respondent by email deemed received on October 25, 2019.

The Applicant claimed that the Respondent had rental arrears and an order was sought for payment of the arrears.

A hearing was scheduled for November 13, 2019, and both parties were provided notice of the hearing. Janice Laycock, Rental Officer, appeared by telephone. KB appeared representing the Applicant. No one appeared for the Respondent. As the Respondent was served notice by email deemed received on October 25, 2019, the hearing proceeded in their absence under section 80(2) of the *Residential Tenancies Act* (the Act).

Tenancy agreement

Evidence was presented establishing a tenancy agreement beginning on September 1, 2018. The Applicant testified that the rental premises was abandoned on June 7, 2019, when they received an email from the Respondent telling them that they were no longer living in the unit and had left the keys there. I am satisfied that a valid tenancy agreement was in place in accordance with the Act and that the tenancy was terminated on June 7, 2019.

Rental arrears

The lease ledger provided by the Applicant and entered into evidence provides information on charges and payments on the rental account. According to the statement, on June 1, 2019, the Respondent owed \$6,662.00 in rental arrears. This balance includes \$62.00 in late payment penalties calculated according to the Act. After reversing rent charged for June of \$1,700, applying a credit of \$1,500.61 for the security deposit and interest, as well as other credits totalling \$1,303.33 relating to "Early Moveout Charges", the total rental arrears claimed by the Applicant amount to \$2,158.06.

I am satisfied that the lease ledger accurately reflects the current status of the Respondent's rental account. I find that the rental arrears currently owing are \$2,158.06.

Order

An order will be issued requiring the Respondent to pay rental arrears in the amount of \$2,158.06.

Janice Laycock
Rental Officer