

IN THE MATTER between **NTHC**, Applicant, and **DM**, 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 **Hal Logsdon**, Rental Officer,

BETWEEN:

NTHC

Applicant/Landlord

-and-

DM

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	April 20, 2021
<u>Place of the Hearing:</u>	Yellowknife, Northwest Territories
<u>Appearances at Hearing:</u>	MU, representing the Applicant
<u>Date of Decision:</u>	April 20, 2021

REASONS FOR DECISION

The Respondent was served with a filed application and a notice of attendance sent by registered mail and confirmed delivered. The Respondent failed to appear at the hearing and the hearing was held in their absence.

The monthly tenancy agreement between the parties was made in writing and commenced on July 1, 2014. The premises are subsidized public housing.

The Applicant alleged that the Respondent had breached the tenancy agreement by failing to pay rent and sought an order requiring the Respondent to pay the alleged rent arrears, terminating the tenancy agreement, and evicting the Respondent.

The Applicant provided a lease balance statement in evidence which indicated a balance of rent owing of \$2,340. The monthly rent is currently assessed at \$150.

Rental Officer Order #16883, issued on May 5, 2020, required the Respondent to pay rent arrears of \$1,595 and to pay future rent on time. Since the issuance of that order an additional \$1,845 has been assessed for rent and payments of \$1,100 have been made resulting in new arrears of \$745.

I find the ledger in order and find rent arrears of \$2,340. Taking into consideration the previous unsatisfied, but still enforceable order, another order shall issue requiring the Respondent to pay additional rent arrears of \$745.

In my opinion, there are sufficient grounds to terminate this tenancy agreement unless the full amount of the rent arrears are promptly paid.

An order shall issue requiring the Respondent to pay the Applicant rent arrears of \$745 and terminating the tenancy agreement on June 30, 2021, unless all of the rent arrears and the rents for May and June 2021 in the total amount of \$2,640 are paid in full.

Previous unsatisfied order	\$1,595.00
Rent assessed since order	1,845.00
Rent paid since last order	(1,100.00)
Rent for May and June 2021	<u>300.00</u>
Total	<u>\$2,640.00</u>

An eviction order shall become effective on July 1, 2021, unless all of the rent arrears and the rents for May and June 2021 in the total amount of \$2,640 are paid in full on or before June 30, 2021.

Hal Logsdon
Rental Officer