

IN THE MATTER between **NTHC**, Applicant, and **AC and AG**, 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 **Janice Laycock**, Rental Officer, regarding a rental premises located within the **charter community of Tsiigehtchic in the Northwest Territories**.

BETWEEN:

**NTHC**

Applicant/Landlord

-and-

**AC and AG**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** September 7, 2022

**Place of the Hearing:** Yellowknife, Northwest Territories

**Appearances at Hearing:** MH, representing the Applicant

**Date of Decision:** September 7, 2022

### **REASONS FOR DECISION**

An application to a rental officer made by the THA as the Applicant/Landlord against AC and AG as the Respondents/Tenants was filed by the Rental Office June 24, 2022. The application was made regarding a residential tenancy agreement for a rental premises located in Tsiigehtchic, Northwest Territories. The filed application was served by email on the Respondents, deemed served on July 24, 2022.

The Applicant alleged the Respondents had failed to pay rent when due, and had accumulated rental arrears. An order was sought for payment of rental arrears owing, payment of rent on time, as well as termination of the tenancy agreement and eviction.

A hearing was held on September 7, 2022, by three-way teleconference. MH appeared representing the Applicant. The Respondents did not appear nor did anyone appear on their behalf. As the Respondents failed to appear after receiving sufficient notice of this hearing, the hearing proceeded in their absence as provided for under subsection 80(2) of the *Residential Tenancies Act* (the Act).

#### *Preliminary matter*

In the application, the Applicant is referred to as the THA. According to the tenancy agreement, the THA is the agent acting on behalf of the NTHC. As a result, the style of cause has been amended to reference NTHC as the Applicant.

#### *Tenancy agreement*

Evidence was provided establishing a residential tenancy agreement for subsidized public housing commencing on December 1, 2016 and continuing month to month. According to the Applicant, since the application was filed, the joint tenancy with the Respondents was terminated by agreement on May 31, 2022 when the couple separated. Up to that date the assessed rent was \$790 per month.

I am satisfied a valid tenancy agreement was in place in accordance with the Act, and that tenancy was terminated on May 31, 2022.

#### *Previous orders*

Previous Rental Officer Order #20-14102 issued April 2, 2015 against AC alone, ordered payment of rental arrears owing totalling \$1,087.93.

*Rental arrears*

A lease balance statement was provided as evidence. This statement represents the Landlord's accounting of monthly rents charged and payments made against the Respondent's account. According to the statements provided, the previously ordered amount had been satisfied. At the end of their tenancy the Respondents had rental arrears owing totalling \$2,660.

*Orders*

An order will issue requiring the Respondents to pay rental arrears in the amount of \$2,660 (p. 41(4)(a)).

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Janice Laycock  
Rental Officer