

IN THE MATTER between **NTHC**, Applicant, and **ES**, 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, regarding a rental
premises located within the **town of Fort Smith in the Northwest Territories**.

BETWEEN:

NTHC

Applicant/Landlord

-and-

ES

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	November 8, 2022
<u>Place of the Hearing:</u>	Yellowknife, NT via teleconference
<u>Appearances at Hearing:</u>	JG, representing the Applicant
	AG, representing the Applicant
	ES, Respondent
<u>Date of Decision:</u>	November 8, 2022

REASONS FOR DECISION

The written tenancy agreement between the parties was monthly and commenced on June 1, 2018. The premises are subsidized public housing.

The application was filed on September 18, 2022, alleging that the Respondent had failed to pay the full amount of rent and seeking an order requiring the Respondent to pay the alleged rent arrears and to pay future rent on time. The Applicant testified that since the Application was filed, the Respondent had paid all of the rent arrears and currently had a credit balance on the rent account. The request to pay rent arrears was withdrawn.

A lease balance statement was provided in evidence indicating that the rent account had frequently been in arrears over the past 18 months. The Respondent acknowledged the arrears.

I find the Respondent breached their obligation to pay rent on the days it was due. An order shall issue requiring the Respondent to pay future rent on time.

Hal Logsdon
Rental Officer