

IN THE MATTER between **N.T.H.C.**, Applicant, and **R.L.**, 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 **hamlet of Fort Resolution in the Northwest Territories**.

BETWEEN:

N.T.H.C.

Applicant/Landlord

-and-

R.L.

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	February 7, 2023
<u>Place of the Hearing:</u>	Yellowknife, NT via teleconference
<u>Appearances at Hearing:</u>	M.U., representing the Applicant
<u>Date of Decision:</u>	February 7, 2023

REASONS FOR DECISION

The tenancy agreement between the parties was made on December 10, 2015 for a four-month term and was renewed on a monthly basis on expiry. 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 and terminating the tenancy agreement. The Application was filed on January 4, 2023 and was set for hearing on February 7, 2023.

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

The Applicant provided a lease balance statement in evidence which indicated a balance owing of \$4,531.81. The Applicant testified that a payment of \$300 had been made earlier that day, bringing the balance owing to \$4,231.81. Included in the balance is a charge of \$4,171.81 for the repair of fire damage caused by the Respondent's negligence. An order (file #17442) was issued for these costs on February 7, 2022 and has not yet been enforced.

Ignoring the repair costs, which have already been determined and an order issued, I find rent arrears of \$60.

Balance as per statement	\$4,531.81
Less 02/07/23 pmt	(300.00)
Less previous order	<u>(4,171.81)</u>
Rent arrears	\$60.00

The Applicant withdrew their request for a termination order in favour of an order to pay the current rent arrears and to pay future rent on time. That order shall issue.

Hal Logsdon
Rental Officer