

IN THE MATTER between **H.N.T.**, Applicant, and **G.T. and M.B.T.**, 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 **Hal Logsdon**, Rental Officer, regarding a rental
premises located within the **community of Deline in the Northwest Territories**.

BETWEEN:

H.N.T.

Applicant/Landlord

-and-

G.T. AND M.B.T.

Respondents/ Tenants

REASONS FOR DECISION

<u>Date of the Hearing:</u>	August 1, 2023
<u>Place of the Hearing:</u>	Yellowknife, NT via teleconference
<u>Appearances at Hearing:</u>	D.T., representing the Applicant
<u>Date of Decision:</u>	August 1, 2023

REASONS FOR DECISION

The application was filed on June 5, 2023 and the Respondents were personally served with Notices of Attendance on July 14, 2023. The Respondents 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 December 18, 2018. The premises are subsidized public housing. The Applicant alleged that the Respondents had breached the tenancy agreement by failing to pay the monthly rent and sought an order requiring the Respondents to pay the alleged rent arrears, terminating the tenancy agreement, and evicting the Respondents.

The Applicant provided a lease balance statement in evidence which indicated a balance owing as at July 1, 2023 of \$8,805. The Applicant testified that since that date the August rent of \$1,445 had come due and no payments had been received, bringing the balance owing to \$10,250.

The ledger indicates that the account was in good standing in October 2022 but has steadily fallen into arrears since then. The Respondents have not made any rent payments at all since April 2023.

I find the ledger in order and find rent arrears of \$10,250. In my opinion, there are sufficient grounds to terminate the tenancy agreement, unless the outstanding rent is promptly paid.

An order shall issue requiring the Respondents to pay the Applicant rent arrears of \$10,250. The tenancy agreement shall be terminated by order on August 18, 2023, unless the rent arrears of \$10,250 have been paid in full. An eviction order shall become effective on August 19, 2023, unless the rent arrears have been paid in full on or before August 18, 2023. Should the tenancy continue, the Respondents are also ordered to pay future rent on time.

Hal Logsdon
Rental Officer