

IN THE MATTER between **H.N.T.**, Applicant, and **A.V.**, 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 **community of Deline in the Northwest Territories**.

BETWEEN:

**H.N.T.**

Applicant/Landlord

-and-

**A.V.**

Respondent/Tenant

**REASONS FOR DECISION**

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

**REASONS FOR DECISION**

The application was filed on June 5, 2023 and the Respondent personally served with a Notice of Attendance on July 14, 2023. The Respondent failed to appear at the hearing and the hearing was held in their absence.

The written monthly tenancy agreement commenced on April 1, 2012. 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 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 as at July 5, 2023 in the amount of \$405. The Applicant testified that since that date the August rent of \$375 had come due bringing the balance owing to \$730.

A previous order (file #20-13307, filed on March 28, 2013) has been satisfied.

The Applicant stated that the Respondent had recently arranged for payroll deductions with his employer to address the rent arrears and although they had not yet received any payments, the Applicant withdrew their request for an order terminating the tenancy agreement.

I find the ledger in order and find the Respondent in breach of their obligation to pay rent. I find rent arrears of \$730.

An order shall issue requiring the Respondent to pay the Applicant rent arrears in the amount of \$730 and pay the monthly rent on time.

---

Hal Logsdon  
Rental Officer