

IN THE MATTER between **H.N.**, Applicant, and **W.A.**, 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,

BETWEEN:

**H.N.**

Applicant/Landlord

-and-

**W.A.**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** December 12, 2023

**Place of the Hearing:** Yellowknife, NT via teleconference

**Appearances at Hearing:** D.W., representing the Applicant

**Date of Decision:** December 12, 2023

**REASONS FOR DECISION**

The Respondent was personally served with a Notice of Attendance on November 28, 2023 but failed to appear at the hearing. The hearing was held in their absence.

The tenancy agreement between the parties was monthly and commenced on August 22, 2018. The premises are subsidized public housing.

The Applicant alleged that the Respondent had breached the tenancy agreement by failing to pay the full amount of rent and sought an order requiring the Respondent to pay the alleged rent 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 September 1, 2023 of \$6725. The Applicant testified that since that date the rents for October, November and December had come due (\$140 x 3) and a payment of \$580 had been received, bringing the balance owing to \$6565. The Applicant sought relief in that amount.

A previous order (file 17295, July 12, 2021) ordered the Respondent to pay rent arrears of \$3090. That order has been satisfied.

The Applicant stated that recent discussions with the tenant were expected to result in an orderly repayment of the outstanding arrears. The Applicant withdrew their request for an order terminating the tenancy agreement.

I find the lease balance statement in order and find the Respondent in breach of his obligation to pay rent. I find rent arrears of \$6565. An order shall issue requiring the Respondent to pay the Applicant rent arrears of \$6565.

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Hal Logsdon  
Rental Officer