

IN THE MATTER between **Hay River Mobile Home Park Ltd.**, Applicant, and **Darla Bolt**, 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, **Adelle Guigon**, Deputy Rental Officer, regarding a rental premises located within the **Town of Hay River in the Northwest Territories**.

BETWEEN:

HAY RIVER MOBILE HOME PARK LTD.

Applicant/Landlord

- and -

DARLA BOLT

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 41(4)(a) and 83(2) of the *Residential Tenancies Act*, the Respondent shall pay to the Applicant rental arrears in the amount of \$1,620 (one thousand six hundred and twenty dollars) in minimum monthly increments of \$100 (one hundred dollars).
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the Respondent shall pay her rent on time in the future.

DATED at the City of Yellowknife in the Northwest Territories this 27th day of May 2014.

Adelle Guigon
Deputy Rental Officer

IN THE MATTER between **Hay River Mobile Home Park Ltd.**, Applicant, and **Darla Bolt**, 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 **Adelle Guigon**, Deputy Rental Officer,

BETWEEN:

HAY RIVER MOBILE HOME PARK LTD.

Applicant/Landlord

-and-

DARLA BOLT

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	May 22, 2013
<u>Place of the Hearing:</u>	Hay River, Northwest Territories, via teleconference
<u>Appearances at Hearing:</u>	Michelle Schaub, representing the Applicant Darla Bolt, Respondent
<u>Date of Decision:</u>	May 22, 2013

REASONS FOR DECISION

Application

The application package submitted by the Applicant/Landlord, Hay River Mobile Home Park Ltd., was received and filed by the Rental Office on March 8, 2013. The Applicant served a copy of the filed application package on the Respondent/Tenant, Darla Bolt, by registered mail sent March 15, 2013 and signed for by the Respondent on March 19, 2013.

The application package indicated the Applicant was seeking the following remedies pursuant to the *Residential Tenancies Act* (the Act):

Payment of rental arrears in the amount of \$1,820 pursuant to section 41(4)(a) of the Act;

Payment of future rent on time pursuant to section 41(4)(b) of the Act.

Included in the application package were the following exhibits:

Exhibit 1: Lease Agreement signed June 24, 2011

Exhibit 2: Statement of Account from August 31, 2012 to March 5, 2013

Hearing

A hearing was scheduled for May 22, 2013, by telephone with the Applicant and Respondent in Hay River and the Deputy Rental Officer in Yellowknife. The Applicant was represented at hearing by Ms. Michelle Schaub. The Respondent was self-represented at the hearing.

Submissions

The Applicant submitted the following exhibit by fax on May 21, 2013, for consideration at the hearing:

Exhibit 3: Statement of Account from November 2011 to May 1, 2013

The Statement of Account is the landlord's record of accounting transactions applied to the tenancy. The most recent Statement of Account reflects rental arrears owing in the amount of \$1,620.

The Applicant confirmed that they were seeking payment of rental arrears and an order for payment of future rent on time.

The Respondent offered an explanation for the rental arrears in that her husband was attending

school during the time that the arrears accumulated, however, she accepted full responsibility for them and offered a payment plan such that she would pay her monthly rent in full on time plus an additional \$100 per month towards the rental arrears.

Determinations

The Lease Agreement submitted with the application package did not specify a term and therefore is considered a monthly tenancy agreement. Neither party disputed that a valid tenancy agreement existed and I accept that it does.

The Respondent did not contest the Statement of Account, therefore, I accept that it reflects the actual payments made by the tenant to date and that it reflects repeatedly late payments of rent.

Order

An order shall issue requiring the Respondent to pay rental arrears in the amount of \$1,620 pursuant to section 41(4)(a) of the Act and to pay future rent on time pursuant to section 41(4)(b) of the Act.

Adelle Guigon
Deputy Rental Officer