

IN THE MATTER between **Satdeo Inc.**, Applicant, and **Chris Sangister**, Respondent;

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter R-5 (the "Act") and amendments thereto;

AND IN THE MATTER of a Hearing before, **Adelle Guigon**, Deputy Rental Officer, regarding a rental premises within **the town of Hay River in the Northwest Territories**.

BETWEEN:

SATDEO INC.

Applicant/Landlord

- and -

CHRIS SANGISTER

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent must pay rental arrears in the amount of \$1,150.00 (one thousand one hundred fifty dollars).
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent must pay his rent on time in the future.

DATED at the City of Yellowknife in the Northwest Territories this 23rd day of January 2015.

Adelle Guigon
Deputy Rental Officer

IN THE MATTER between **Satdeo Inc.**, Applicant, and **Chris Sangister**, 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:

SATDEO INC.

Applicant/Landlord

-and-

CHRIS SANGISTER

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REASONS FOR DECISION

<u>Date of the Hearing:</u>	January 21, 2015
<u>Place of the Hearing:</u>	Hay River, Northwest Territories
<u>Appearances at Hearing:</u>	Blaine Maillet, representing the applicant
<u>Date of Decision:</u>	January 21, 2015

REASONS FOR DECISION

An application to a rental officer made by Satdeo Inc. as the applicant/landlord against Chris Sangister as the respondent/tenant was filed by the Rental Office December 4, 2014. The application was made regarding a residential tenancy agreement for the rental premises known as #407, 3 Capital Drive, in Hay River, Northwest Territories. The applicant personally served a copy of the filed application on the respondent December 11, 2014.

The applicant alleged the respondent had accumulated rental arrears and sought an order for payment of rental arrears and termination of the tenancy agreement. No documentary evidence was submitted.

A hearing was scheduled for January 21, 2015, in Hay River, Northwest Territories. Mr. Blaine Maillet appeared representing the applicant. Mr. Chris Sangister was served a notice of attendance by registered mail signed for January 13, 2015. Mr. Sangister did not appear at hearing, nor did anyone appear on his behalf. The hearing proceeded in his absence pursuant to section 80(2) of the *Residential Tenancies Act* (the Act).

Mr. Maillet testified Mr. Sangister had a verbal tenancy agreement with the applicant. The monthly rent was deemed to be \$1,150. The accumulated rental arrears claimed by the applicant was \$1,150. Mr. Maillet had no knowledge of the amount of rental arrears Mr. Sangister may have had at the time the application was made and accepted the rationalization that whatever the amount was Mr. Sangister paid it and the current rental arrears represent the rent for January 2015. As such, Mr. Maillet withdrew the applicant's request to terminate the tenancy and asked only for an order for payment of rental arrears.

I am satisfied Mr. Sangister has current rental arrears in the amount of \$1,150 and an order will issue requiring him to pay those rental arrears and to pay his future rent on time.

Adelle Guigon
Deputy Rental Officer