

IN THE MATTER between **NWT Housing Corporation**, Applicant, and **Wendy Mantla**, 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 Behchoko in the Northwest Territories**.

BETWEEN:

NWT HOUSING CORPORATION

Applicant/Landlord

- and -

WENDY MANTLA

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent must pay to the applicant rental arrears in the amount of \$2,874.15 (two thousand eight hundred seventy-four dollars fifteen cents).
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent must pay her rent on time in the future.

DATED at the City of Yellowknife in the Northwest Territories this 19th day of May 2015.

Adelle Guigon
Deputy Rental Officer

IN THE MATTER between **NWT Housing Corporation**, Applicant, and **Wendy Mantla**, 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:

NWT HOUSING CORPORATION

Applicant/Landlord

-and-

WENDY MANTLA

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	April 30, 2015
<u>Place of the Hearing:</u>	Behchoko, Northwest Territories
<u>Appearances at Hearing:</u>	Bonnie Leonardis, representing the applicant Wendy Mantla, respondent
<u>Date of Decision:</u>	April 30, 2015

REASONS FOR DECISION

An application to a rental officer made by NWT Housing Corporation as the applicant/landlord against Wendy Mantla as the respondent/tenant was filed by the Rental Office February 16, 2015. The application was made regarding a subsidized public housing residential tenancy agreement for the rental premises known as Unit #705 in Behchoko, Northwest Territories (application amended at hearing). The applicant personally served a copy of the filed application on the respondent February 18, 2015.

The applicant alleged the respondent had accumulated rental arrears and sought an order for payment of the rental arrears and that future rent be paid on time. Evidence submitted is listed in Appendix A attached to this order.

A hearing was scheduled for April 30, 2015, in Behchoko, Northwest Territories. Ms. Bonnie Leonardis appeared representing the applicant. Ms. Wendy Mantla appeared as respondent.

The parties agreed a valid tenancy agreement was in place between them for subsidized public housing at the rental premises known as Unit #705 in Behchoko, Northwest Territories. Ms. Mantla did not dispute the applicant's allegations of rental arrears accumulated to date in the amount of \$2,874.15. It was acknowledged at hearing that the rental arrears have decreased since the application to a rental officer was filed, and Ms. Mantla has made changes to her automatic withdrawal dates to coincide with when funds will be available in her bank account.

I am satisfied a valid tenancy agreement is in place between the parties in accordance with the *Residential Tenancies Act*. I am satisfied the lease balance statements submitted into evidence by the applicant accurately represent the respondent's rent account. I find the respondent has been repeatedly late paying the full amount of her rent when it is due and has accumulated rental arrears in the amount of \$2,874.15.

An order will issue requiring Ms. Wendy Mantla to pay rental arrears in the amount of \$2,874.15 and to pay her rent on time in the future.

Adelle Guigon
Deputy Rental Officer

APPENDIX A

Exhibits

Exhibit 1: Applicant's written reasons for application

Exhibit 2: Residential lease agreements

Exhibit 3: Lease balance statement dated February 5, 2015

Exhibit 4: Statement of account as of March 31, 2012

Exhibit 5: HELP assessment results forms

Exhibit 6: Applicant's payment change correspondences to respondent dated February 27, 2014

Exhibit 7: Applicant's Homeownership Entry Level Program (HELP) correspondence to respondent dated January 29, 2014

Exhibit 8: Applicant's correspondence to respondent dated September 24, 2008

Exhibit 9: Lease balance statement dated April 27, 2015