

IN THE MATTER between **NPR Limited Partnership**, Applicant, and **William Taylor and Sheila Taylor**, Respondents;

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 Inuvik in the Northwest Territories**.

BETWEEN:

NPR LIMITED PARTNERSHIP

Applicant/Landlord

- and -

WILLIAM TAYLOR and SHEILA TAYLOR

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondents must pay their rent on time in the future.

DATED at the City of Yellowknife in the Northwest Territories this 27th day of May 2015.

Adelle Guigon
Deputy Rental Officer

IN THE MATTER between **NPR Limited Partnership**, Applicant, and **William Taylor and Sheila Taylor**, Respondents.

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:

NPR LIMITED PARTNERSHIP

Applicant/Landlord

-and-

WILLIAM TAYLOR and SHEILA TAYLOR

Respondents/Tenants

REASONS FOR DECISION

<u>Date of the Hearing:</u>	May 5, 2015
<u>Place of the Hearing:</u>	Inuvik, Northwest Territories, by teleconference
<u>Appearances at Hearing:</u>	Aru Vashisht, representing the applicant
<u>Date of Decision:</u>	May 5, 2015

REASONS FOR DECISION

An application to a rental officer made by NPR Limited Partnership as the applicant/landlord against William Taylor and Sheila Taylor as the respondents/tenants was filed by the Rental Office February 3, 2015. The application was made regarding a residential tenancy agreement for the rental premises known as 135 Gwich'in Road in Inuvik, Northwest Territories. The applicant personally served a copy of the filed application on the respondents March 12, 2015.

The applicant alleged the respondents had been repeatedly late paying the full amount of their rent when it was due and had accumulated rental arrears. An order was sought for payment of the rental arrears, termination of the tenancy, and eviction. Evidence submitted is listed in Appendix A attached to this order.

A hearing was scheduled for May 5, 2015, in Inuvik, Northwest Territories. Ms. Aru Vashisht appeared representing the applicant. Mr. William Taylor and Ms. Sheila Taylor were sent notices of attendance by registered mail signed for April 17, 2015. Neither Mr. Taylor nor Ms. Taylor appeared, nor did anyone appear on their behalf. The hearing proceeded in their absence pursuant to section 80(2) of the *Residential Tenancies Act* (the Act).

Ms. Vashisht testified to and presented evidence establishing a tenancy agreement between the parties for the rental premises known as 135 Gwich'in Road in Inuvik, Northwest Territories. The tenancy commenced August 25, 2014. The tenancy agreement specifies the rent is due and payable on or before the first of each month. A resident ledger submitted with the application package clearly reflects the respondents' repeated failure to pay the full amount of their rent when it is due. At the time of filing the application the respondents carried rental arrears in the amount of \$1,244.50.

An updated resident ledger was submitted at hearing indicating that since being served with the filed application the respondents have resolved their rental arrears and paid the rent for May 2015 on time. Ms. Vashisht withdrew the applicant's request for payment of rental arrears, termination of the tenancy, and eviction, requesting only an order for payment of future rent on time.

I am satisfied a valid tenancy agreement is in place between the parties in accordance with the Act. I am satisfied the resident ledger accurately reflects the status of the respondents' rent account. I find the respondents have been repeatedly late paying their rent when it is due. An order will issue requiring Mr. William Taylor and Ms. Sheila Taylor to pay their rent on time in the future.

Adelle Guigon
Deputy Rental Officer

APPENDIX A

Exhibits

Exhibit 1: Tenancy agreement dated August 25, 2014

Exhibit 2: Resident ledger dated January 27, 2015

Exhibit 3: Applicant's outstanding balance correspondences dated: November 18, 2014; January 19, 2015

Exhibit 4: Resident ledger dated March 24, 2015

Exhibit 5: Resident ledger dated May 4, 2015