

IN THE MATTER between **NPR Limited Partnership**, Applicant, and **William Hurst**,
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 Inuvik in the Northwest
Territories.**

BETWEEN:

NPR LIMITED PARTNERSHIP

Applicant/Landlord

- and -

WILLIAM HURST

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 \$2,250.00 (two thousand two 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 19th day of May
2015.

Adelle Guigon
Deputy Rental Officer

IN THE MATTER between **NPR Limited Partnership**, Applicant, and **William Hurst**,
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BETWEEN:

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-and-

WILLIAM HURST

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REASONS FOR DECISION

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| <u>Date of the Hearing:</u> | April 9, 2015 |
| <u>Place of the Hearing:</u> | Inuvik, Northwest Territories, by teleconference |
| <u>Appearances at Hearing:</u> | Aru Vashisht, representing the applicant William Hurst, respondent |
| <u>Date of Decision:</u> | April 9, 2015 |

REASONS FOR DECISION

An application to a rental officer made by NPR Limited Partnership as the applicant/landlord against William Hurst as the respondent/tenant was filed by the Rental Office February 19, 2015. The application was made regarding a residential tenancy agreement for the rental premises known as #116, 20 Bootlake Road, in Inuvik, Northwest Territories. The applicant served the respondent a copy of the filed application package by registered mail signed for March 12, 2015.

The applicant alleged the respondent had been repeatedly late paying rent and 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 9, 2015, in Inuvik, Northwest Territories. Ms. Aru Vashisht appeared representing the applicant. Mr. William Hurst appeared as respondent.

The parties agreed that a valid tenancy agreement is in place between them for the rental premises known as #116, 20 Bootlake Road, in Inuvik, Northwest Territories. The agreed upon rent is currently \$1,125 per month, payable the first of each month. The resident ledger submitted into evidence by the applicant was not disputed by the respondent. It reflects rental arrears accumulated to \$2,250 and that the last payment received against the rent account was made February 13, 2015; the current rental arrears consist of the rent for March and April.

Ms. Vashisht acknowledged that Mr. Hurst has been a good tenant since 2013 and has paid his rent every month, albeit it later than the tenancy agreement specifies. The applicant reiterated their request for payment of rental arrears and that future rent be paid on time. They are not seeking to terminate the tenancy at this time.

Mr. Hurst acknowledged his debt, explaining that he has been struggling since May 2014. He further advised that he was sick for three weeks this winter and has only been back to work now for three weeks. He expects to have the March rent paid with his April 10th paycheck, the April rent paid April 24th, the May rent paid May 8th, and then will be able to have the monthly rent paid in advance starting for June. Ms. Vashisht encouraged Mr. Hurst to notify the landlord when issues come up which may prevent him from having his rent paid on time as the landlord is willing to work with the tenants in these situations.

I am satisfied that a valid tenancy agreement is in place between the parties and that the resident ledger accurately represents the status of the respondent's rent account. I find the respondent has accumulated rental arrears in the amount of \$2,250 and an order will issue requiring Mr. William Hurst to pay the rental arrears and to pay his future rent on time.

Adelle Guigon
Deputy Rental Officer

APPENDIX A

Exhibits

Exhibit 1: Lease signed February 27, 2007

Exhibit 2: Resident ledger dated February 13, 2015

Exhibit 3: Resident ledger dated April 7, 2015