

IN THE MATTER between **FORT RESOLUTION HOUSING AUTHORITY**,  
Applicant, and **CAROL-ANN CHAPLIN AND GREG LAFFERTY**, 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, **HAL LOGSDON**, Rental Officer,  
regarding the rental premises at **FORT RESOLUTION, NT.**

BETWEEN:

**FORT RESOLUTION HOUSING AUTHORITY**

Applicant/Landlord

- and -

**CAROL-ANN CHAPLIN AND GREG LAFFERTY**

Respondents/Tenants

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent Carol-Ann Chaplin shall pay the applicant rent arrears in the amount of six hundred eighty five dollars (\$685.00).
2. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of one thousand two hundred eleven dollars and fifty cents (\$1211.50).

3. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondents shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 25th day of January, 2002.

---

Hal Logsdon  
Rental Officer

IN THE MATTER between **FORT RESOLUTION HOUSING AUTHORITY**,  
Applicant, and **CAROL-ANN CHAPLIN AND GREG LAFFERTY**, 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 **Hal Logsdon**, Rental Officer.

BETWEEN:

**FORT RESOLUTION HOUSING AUTHORITY**

Applicant/Landlord

-and-

**CAROL-ANN CHAPLIN AND GREG LAFFERTY**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** January 17, 2002

**Place of the Hearing:** Fort Resolution, NT

**Appearances at Hearing:** Joyce Beaulieu, representing the applicant  
Carol-Ann Chaplin, representing the respondents

**Date of Decision:** January 17, 2002

**REASONS FOR DECISION**

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent and sought an order for the respondents to pay rent arrears and pay future rent on time. The applicant provided a copy of the tenant ledger which indicated a balance of rent arrears in the amount of \$1896.50. The applicant testified that when this tenancy agreement commenced on October 6, 2000 arrears were transferred from a former tenancy agreement between the applicant and Carol-Ann Chaplin in the amount of \$685.

The respondent testified that an additional dependent had not been included in considering the calculation of the rent. The last declaration of income made by the respondents, dated July 18, 2001 does not include the most recent child. The applicant alleged that Mr. Lafferty failed to report additional income earned over a two month period. The applicant suggested that a reassessment of rent based on all income and including the deduction for the youngest child, would probably result in a higher rent for the period. The parties agreed to accept the rent as shown on the tenant ledger. The respondent should complete a new declaration of income and the applicant should recalculate future rent based on this declaration. With the agreement between the parties, I accept the rent as accurate.

The transferred arrears of \$685 are the sole responsibility of Ms. Chaplin. The remaining balance

of \$1211.50 is the responsibility of the respondents as joint tenants. An order shall be issued for the respondent Carol-Ann Chaplin to pay rent arrears of \$685 and the respondents Carol-Ann Chaplin and Greg Lafferty to pay rent arrears of \$1211.50. The order shall require the respondents to pay future rent on time.

---

Hal Logsdon  
Rental Officer