

IN THE MATTER between **INUVIK HOUSING AUTHORITY**, Applicant, and  
**GILBERT GORDON AND ADA CARPENTER**, 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 **INUVIK, NT**.

BETWEEN:

**INUVIK HOUSING AUTHORITY**

Applicant/Landlord

- and -

**GILBERT GORDON AND ADA CARPENTER**

Respondents/Tenants

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of seven hundred ninety three dollars (\$793.00).
2. Pursuant to section 43(3)(d) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the rental premises known as AL107, 23 Kugmallit Road, Inuvik, NT shall be terminated on January 15, 2003 and the respondents shall vacate the rental premises on that date

DATED at the City of Yellowknife, in the Northwest Territories this 1st day of  
December, 2002.

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Hal Logsdon  
Rental Officer

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BETWEEN:

**INUVIK HOUSING AUTHORITY**

Applicant/Landlord

-and-

**GILBERT GORDON AND ADA CARPENTER**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** November 26, 2002

**Place of the Hearing:** Inuvik, NT

**Appearances at Hearing:** Victoria Boudreau, representing the applicant  
Gilbert Gordon, respondent  
Ada Carpenter, respondent

**Date of Decision:** November 26, 2002

**REASONS FOR DECISION**

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and by repeatedly disturbing other tenants' quiet enjoyment of the rental premises. The applicant sought an order requiring the respondent to pay the alleged rent arrears and terminating the tenancy agreement between the parties.

The applicant provided a statement of rent which indicated a balance of rent owing in the amount of \$793. The applicant also testified that the respondents had been sent numerous notices outlining incidents of disturbance from January, 2001 to April, 2001. Following a notice of termination in April, 2001, the respondents met with the board of directors who agreed to rescind the notice provided there would be no further disturbance. The applicant testified that further disturbances occurred resulting in the issuance of notices of termination. The applicant indicated that the respondents have failed to vacate the premises.

The respondents did not dispute the allegations.

I find the respondents breached the tenancy agreement by failing to pay rent and by disturbing other tenants. In my opinion, there are sufficient grounds to terminate the tenancy agreement. There has been sufficient notice given to the tenants regarding the disturbance. In my opinion, the only remedy left is the termination of the agreement. I shall accept the recommendation of the applicant and issue an order terminating the tenancy agreement on January 15, 2003 and also

order the respondents to pay the applicant rent arrears in the amount of \$793.

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Hal Logsdon  
Rental Officer