

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **JAMES HAWKINS**, 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, **HAL LOGSDON**, Rental Officer,
regarding the rental premises at **YELLOWKNIFE, NT**.

BETWEEN:

YELLOWKNIFE HOUSING AUTHORITY

Applicant/Landlord

- and -

JAMES HAWKINS

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of one hundred twenty eight dollars (\$128.00).
2. Pursuant to section 45(4)(c) of the *Residential Tenancies Act*, the respondent shall pay the applicant costs of electricity which were paid on his behalf in the amount of three hundred fifteen dollars and fifty five cents (\$315.55).
3. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 17th day of April,
2003.

Hal Logsdon
Rental Officer

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and **JAMES HAWKINS**, 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 **Hal Logsdon**, Rental Officer.

BETWEEN:

YELLOWKNIFE HOUSING AUTHORITY

Applicant/Landlord

-and-

JAMES HAWKINS

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: April 17, 2003

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Angela Keppel, representing the applicant
James Hawkins, respondent

Date of Decision: April 17, 2003

REASONS FOR DECISION

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and by failing to pay for the costs of electricity which were the tenant's responsibility pursuant to the written tenancy agreement between the parties. The applicant sought an order requiring the respondent to pay the alleged rent arrears and costs of electricity and terminating the tenancy unless the amounts were promptly paid.

The applicant provided a statement of the rent which indicated a balance owing in the amount of \$443.55 Of this amount \$315.55 represented charges for electricity.

The respondent did not dispute the allegations. He indicated that he had recently finished school and would soon be employed and able to pay the amounts.

I note that the applicant holds a substantial security deposit. The applicant also indicated that the respondent had not submitted his paid electrical invoices for some time and was eligible for a substantial credit when he did so. The record of rent payments does not indicate, in my opinion, a tenant who is not willing to pay rent. In my opinion, an order for termination is not required.

I find the rent arrears to be \$128 and the electrical costs paid on behalf of the respondent to be \$315.55. An order shall be issued requiring the respondent to pay these amounts totalling \$443.55 and to pay future rent on time.

Hal Logsdon
Rental Officer