

IN THE MATTER between **FORT RESOLUTION HOUSING AUTHORITY**,  
Applicant, and **ARTHUR BECK**, 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 **FORT RESOLUTION, NT**.

BETWEEN:

**FORT RESOLUTION HOUSING AUTHORITY**

Applicant/Landlord

- and -

**ARTHUR BECK**

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 six hundred twenty four dollars (\$624.00).
2. 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 7th day of  
September, 2004.

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Hal Logsdon  
Rental Officer

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Applicant, and **ARTHUR BECK**, 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:

**FORT RESOLUTION HOUSING AUTHORITY**

Applicant/Landlord

-and-

**ARTHUR BECK**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** August 25, 2004

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

**Appearances at Hearing:** Joyce Beaulieu, representing the applicant  
Elizabeth-Ann McKay, representing the applicant

**Date of Decision:** August 25, 2004

**REASONS FOR DECISION**

The respondent was served with a Notice of Attendance on August 16, 2004, but failed to appear at the hearing. The hearing was held in his absence.

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and sought an order requiring the respondent to pay the alleged rent arrears and to pay future rent on time.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$624. Of that amount \$534 represents charges for electricity which the landlord paid on behalf of the tenant. The tenancy agreement requires the tenant to pay for utilities which may be subsidized in accordance with the Northwest Territories Housing Corporation utility policy. The applicant testified that the subsidized rate had been charged to the respondent in accordance with the policy.

I find the ledger in order and find the respondent in breach of his obligation to pay rent. I find the rent arrears to be \$624. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$624 and to pay future rent on time.

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Hal Logsdon  
Rental Officer