

IN THE MATTER between **TULITA HOUSING ASSOCIATION**, Applicant, and **AUDREY SILASTIAK AND LAWRENCE CAMPBELL**, 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 **TULITA, NT**.

BETWEEN:

**TULITA HOUSING ASSOCIATION**

Applicant/Landlord

- and -

**AUDREY SILASTIAK AND LAWRENCE CAMPBELL**

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 three hundred seventeen dollars and forty seven cents (\$317.47).
2. Pursuant to section 42(3)(c) of the *Residential Tenancies Act*, the respondents shall pay the applicant costs related to the repair of tenant damages in the amount of one hundred thirty eight dollars and fifty five cents (\$138.55).
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 9th day of January, 2004.

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Hal Logsdon  
Rental Officer

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BETWEEN:

**TULITA HOUSING ASSOCIATION**

Applicant/Landlord

-and-

**AUDREY SILASTIAK AND LAWRENCE CAMPBELL**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** January 6, 2004

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

**Appearances at Hearing:** Helen Squirrel, representing the applicant

**Date of Decision:** January 6, 2004

**REASONS FOR DECISION**

The respondents were served with Notices of Attendance on December 27, 2003 but failed to appear at the hearing. The hearing was held in their absence.

The applicant noted that the name of one tenant was incorrectly spelled. The style of cause of the order shall be amended to Tulita Housing Association and Audrey Silastiak and Lawrence Campbell.

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

The applicant provided a copy of the tenant ledger which indicated a balance owing in the amount of \$456.02. Of that amount, \$138.55 represented costs of the repair of a broken window.

The applicant provided a work order describing the work done and stated that to the best of her knowledge the window was broken by the tenants or persons permitted on the premises by the tenants.

I find the ledger in order and find rent arrears of \$317.47 and repair costs of \$138.55. I find the respondents breached their obligation to pay rent and to repair damages which were the result of their negligence. I find the repair costs submitted by the landlord to be reasonable.

An order shall issue requiring the respondents to pay the applicant rent arrears and repair costs in the amount of \$456.02 and to pay future rent on time.

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Hal Logsdon  
Rental Officer