

IN THE MATTER between **INUVIK HOUSING AUTHORITY**, Applicant, and **GLEN ANGASUK**, 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 **INUVIK, NT**.

BETWEEN:

**INUVIK HOUSING AUTHORITY**

Applicant/Landlord

- and -

**GLEN ANGASUK**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 43(3)(d) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as SY1107, 8 Centennial Street, Inuvik, NT shall be terminated on March 31, 2004 and the respondent shall vacate the premises on that date.

DATED at the City of Yellowknife, in the Northwest Territories this 18th day of March, 2004.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **INUVIK HOUSING AUTHORITY**, Applicant, and **GLEN ANGASUK**, Respondent.

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter R-5 (the "Act");

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BETWEEN:

**INUVIK HOUSING AUTHORITY**

Applicant/Landlord

-and-

**GLEN ANGASUK**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** March 18, 2004

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

**Appearances at Hearing:** Victoria Boudreau, representing the applicant  
Glen Angasuk, respondent

**Date of Decision:** March 18, 2004

**REASONS FOR DECISION**

This hearing was originally scheduled for February 25, 2004 at which time the applicant sought an adjournment as the respondent was in the hospital.

The applicant alleged that the respondent had repeatedly disturbed other tenants' quiet enjoyment of the rental premises and sought an order terminating the tenancy agreement between the parties.

The applicant testified that the respondent had appeared before the Board of Directors in June 2002 after receiving two warnings regarding disturbance and a notice of early termination. The Board rescinded the notice upon the respondents' agreement that no further disturbances would occur. The applicant gave testimony concerning seven alleged incidents of disturbance since that time, several of which involved the police. The respondent was served with another notice of early termination on December 2, 2003 seeking vacant possession on December 19, 2003. The respondent failed to vacate the premises and the applicant filed an application to a rental officer on January 2, 2004.

The respondent testified that he was not in the premises on February 24, 2003, the date of one of the alleged incidents. He stated that he would like to stay in the premises until it was warm enough to stay in the bush because he had health problems. He stated that there would be no further disturbance if he was permitted to stay until summer.

The applicant acknowledged the respondents' poor state of health but stated that he often stayed with family.

Notwithstanding the disputed incident in February, 2003 the evidence indicates a constant string of serious disturbances. The respondent has been warned on numerous occasions about the disturbances and has provided assurances to the Board that no more incidents will occur. Despite the notices and pledges from the respondent, I see no indication that the noise and disturbance has abated. The disturbances are not minor in nature and the complex houses 21 other tenants who should be able to enjoy their homes in relative peace and quiet. In my opinion, the only remaining remedy to ensure no further disturbances will occur is termination of the tenancy agreement and the postponement of the termination until summer will only serve to subject the other tenants to several more months of disturbance.

I find sufficient grounds to terminate this tenancy. An order shall issue terminating the tenancy agreement on March 31, 2004 and requiring the respondent to vacate the premises on that date.

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Hal Logsdon  
Rental Officer