

IN THE MATTER between **NORTH SLAVE HOUSING CORPORATION**,
Applicant, and **LORENZA PANAKTALOK**, 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:

NORTH SLAVE HOUSING CORPORATION

Applicant/Landlord

- and -

LORENZA PANAKTALOK

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 five hundred dollars (\$500.00).
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent shall pay future rent on time.
3. Pursuant to section 45(4)(a) of the *Residential Tenancies Act*, the respondent shall comply with her obligation to report the household income to the landlord in accordance with the tenancy agreement between the parties.

DATED at the City of Yellowknife, in the Northwest Territories this 24th day of August,
2005.

Hal Logsdon
Rental Officer

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Applicant, and **LORENZA PANAKTALOK**, 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:

NORTH SLAVE HOUSING CORPORATION

Applicant/Landlord

-and-

LORENZA PANAKTALOK

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: August 23, 2005

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Roberta Bulmer, representing the applicant

Date of Decision: August 23, 2005

REASONS FOR DECISION

The respondent was served with a Notice of Attendance sent by registered mail to the rental premises and confirmed delivered. The respondent failed to appear at the hearing and the hearing was held in her absence.

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and by failing to report the household income to the landlord in accordance with the written tenancy agreement between the parties. The applicant provided a copy of the tenant ledger which indicated a balance of rent owing in the amount of \$500. The written tenancy agreement between the parties obligates the tenant to pay the rent monthly in advance.

The rental premises are Subsidized Public Housing and rent charged is based on the household income of the residents. Articles 6 and 7 of the tenancy agreement require the tenant to report household income to the landlord and to update the information if it changes. The landlord alleges that the tenant has failed to update the household income information in accordance with the provisions of the agreement.

I find the respondent in breach of her obligation to pay rent and her obligation to report the household income to the landlord. I find the ledger in order and find the rent arrears to be \$500. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$500 and to pay future rent on time. The order shall also require the respondent to comply with

her obligation to report the household income to the landlord in accordance with the tenancy agreement.

Hal Logsdon
Rental Officer