

IN THE MATTER between **RAE-EDZO HOUSING AUTHORITY**, Applicant, and
FIONA WEDAWIN, 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 **RAE-EDZO, NT**.

BETWEEN:

RAE-EDZO HOUSING AUTHORITY

Applicant/Landlord

- and -

FIONA WEDAWIN

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 three thousand two hundred twenty five dollars (\$3225.00).
2. Pursuant to section 84(2) of the *Residential Tenancies Act*, the respondent may pay the rent arrears in monthly installments of two hundred dollars (\$200.00), payable along with the monthly rent on the first day of each month until the rent arrears are paid in full. The first payment shall be due on January 1, 2006.
3. Pursuant to section 45(4)(e) and 83(2) of the *Residential Tenancies Act*, the tenancy

agreement between the parties for the premises known as 5-6 plex, Nihtl Exo Tili, Rae-Edzo, NT shall be terminated on December 31, 2005 and the respondent shall vacate the premises on that date, unless the complete household income information is provided to the landlord in accordance with the tenancy agreement.

4. 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 15th day of December, 2005.

Hal Logsdon
Rental Officer

IN THE MATTER between **RAE-EDZO HOUSING AUTHORITY**, Applicant, and **FIONA WEDAWIN**, 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:

RAE EDZO HOUSING AUTHORITY

Applicant/Landlord

-and-

FIONA WEDAWIN

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: December 13, 2005

Place of the Hearing: Rae-Edzo, NT

Appearances at Hearing: Robert Richardson, representing the applicant
Fiona Wedawin, respondent

Date of Decision: December 13, 2005

REASONS FOR DECISION

The respondent indicated that her legal name was Fiona Wedawin and that Janet was a nickname.

The style of cause of the order shall reflect the legal name of the respondent.

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and by failing to report the full amount of the household income in accordance with the tenancy agreement. The applicant sought an order requiring the respondent to pay the alleged rent arrears and terminating the tenancy agreement.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$3225. The applicant testified that the income of the respondent's partner, who also occupied the premises, had not been reported.

The respondent did not dispute the allegations and stated she would report the income and pay the arrears in installments of \$200/month plus the monthly rent. The applicant accepted the offer and sought an order in that form.

I find the respondent in breach of her obligation to pay rent and to report the household income in accordance with the tenancy agreement. I find the rent arrears to be \$3225. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the full and accurate household income is reported to the landlord.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$3225. The respondent may pay the rent arrears in monthly installments of \$200 along with the rent, the first payment being due on January 1, 2006. The tenancy agreement shall be terminated on December 31, 2005 unless the household income information is reported to the landlord in accordance with the tenancy agreement. The respondent is also ordered to pay future rent on time.

Hal Logsdon
Rental Officer