

IN THE MATTER between **RAE-EDZO HOUSING AUTHORITY**, Applicant, and **CAMILLA DRYBONES AND RAYMOND SOLDAT**, 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 **RAE-EDZO. NT.**

BETWEEN:

RAE-EDZO HOUSING AUTHORITY

Applicant/Landlord

- and -

CAMILLA DRYBONES AND RAYMOND SOLDAT

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 one thousand seventy two dollars and thirty seven cents (\$1072.37).
2. Pursuant to sections 41(4)(c) and 83(2) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Unit 268, Edzia Tili, Rae, NT shall be terminated on February 28, 2006 and the respondents shall vacate the premises on that date, unless the rent arrears in the amount of one thousand seventy two dollars and

thirty seven cents (\$1072.37) are paid in full and the respondents have reported the household income to the applicant in accordance with the tenancy agreement.

DATED at the City of Yellowknife, in the Northwest Territories this 30th day of January, 2006.

Hal Logsdon
Rental Officer

IN THE MATTER between **RAE-EDZO HOUSING AUTHORITY**, Applicant, and
CAMILLA DRYBONES AND RAYMOND SOLDAT, Respondents.

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:

RAE-EDZO HOUSING AUTHORITY

Applicant/Landlord

-and-

CAMILLA DRYBONES AND RAYMOND SOLDAT

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: January 24, 2006

Place of the Hearing: Rae-Edzo, NT

Appearances at Hearing: Robert Richardson, representing the applicant

Date of Decision: January 24, 2006

REASONS FOR DECISION

The respondents were served with Notices of Attendance sent by registered mail to the rental premises and confirmed delivered. The respondents failed to appear at the hearing and the hearing was held in their absence.

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent and by failing to report the household income in accordance with the tenancy agreement. The applicant sought an order requiring the respondents to pay the alleged rent arrears and terminating the tenancy agreement between the parties. The premises are subsidized public housing.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$1072.37. A notice was served on the respondents in September 2005 requesting that they report their household income. The applicant stated that the required income declaration had not been made.

I find the ledger in order and find the respondents in breach of their obligation to pay rent and to report the household income in accordance with the tenancy agreement. I find the rent arrears to be \$1072.37. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the rent arrears are promptly paid and the respondents report the household income to the landlord in accordance with the tenancy agreement

An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$1072.37 and terminating the tenancy agreement on February 28, 2006 unless the arrears are paid in full and the household income is reported to the landlord in accordance with the tenancy agreement.

Hal Logsdon
Rental Officer