

IN THE MATTER between **FORT SIMPSON HOUSING ASSOCIATION**, Applicant,  
and **MIKE BYLAND SR.**, 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 **FORT SIMPSON, NT.**

BETWEEN:

**FORT SIMPSON HOUSING AUTHORITY**

Applicant/Landlord

- and -

**MIKE BYLAND SR.**

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 one thousand four hundred eighteen dollars and forty cents (\$1418.40).

DATED at the City of Yellowknife, in the Northwest Territories this 13th day of July,  
2006.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **FORT SIMPSON HOUSING AUTHORITY**, Applicant,  
and **MIKE BYLAND SR.**, 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:

**FORT SIMPSON HOUSING AUTHORITY**

Applicant/Landlord

-and-

**MIKE BYLAND SR.**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** July 12, 2006

**Place of the Hearing:** Fort Simpson, NT via teleconference

**Appearances at Hearing:** Hilda Gerlock, representing the applicant

**Date of Decision:** July 12, 2006

**REASONS FOR DECISION**

The respondent was served with a Notice of Attendance by registered mail. The respondent failed to appear at the hearing and the hearing was held in his absence.

The applicant stated that the respondent vacated the rental premises on May 18, 2006. The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and sought an order requiring the respondent to pay the alleged rent arrears. The applicant provided a statement of the rent account in evidence which indicated a balance of rent owing in the amount of \$3224.92. The applicant stated that the April, 2006 rent was charged at the full unsubsidized amount of \$1093 because the respondent failed to provide any income information on which to calculate a subsidized rent. The May, 2006 was also charged at the unsubsidized rate but prorated to reflect 18 days of occupancy. The applicant provided correspondence from the Department of Education, Culture and Employment confirming that the respondent had failed to provide any income information.

A previous order (File #10-8909, filed on March 22, 2006) required the respondent to pay the applicant rent arrears of \$1806.52. The statement indicates that no rent has been paid since that order was issued. As the previous order provided relief to the applicant for rent arrears to March 31, 2006, this order shall relate only to arrears which have accumulated since April 1, 2006. I find those arrears to be \$1727.68, calculated as follows:

April/06 rent	\$1093.00
May/06 rent	<u>634.68</u>
Total	\$1727.68

Taking into consideration the retained security deposit and accrued interest, I find rent arrears from April 1, 2006 to the date of termination in the amount of \$1418.40 calculated as follows:

Security deposit	\$300.00
Interest	9.28
Rent arrears	<u>(1727.68)</u>
Amount due applicant	\$1418.40

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$1418.40.

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Hal Logsdon  
Rental Officer