

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **BILL BURLES**, 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:

YELLOWKNIFE HOUSING AUTHORITY

Applicant/Landlord

- and -

BILL BURLES

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 42(3)(a) of the *Residential Tenancies Act*, the respondent shall comply with his obligation to not cause damage to services and facilities provided by the landlord.
2. Pursuant to section 42(3)(b) of the *Residential Tenancies Act*, the respondent is prohibited from causing any further damage to services and facilities provided by the landlord.

DATED at the City of Yellowknife, in the Northwest Territories this 7th day of July,
2006.

Hal Logsdon
Rental Officer

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **BILL BURLES**, 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:

YELLOWKNIFE HOUSING AUTHORITY

Applicant/Landlord

-and-

BILL BURLES

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	July 6, 2006
<u>Place of the Hearing:</u>	Yellowknife, NT
<u>Appearances at Hearing:</u>	Jim White, representing the applicant Bill Burles, respondent Emily Lawson, representing the respondent
<u>Date of Decision:</u>	July 6, 2006

REASONS FOR DECISION

The applicant alleged that the respondent had contaminated the washing machine in the common laundry room in the residential complex on several occasions by washing unsanitary clothing in the machine. The applicant provided several complaints received from other tenants, a notice sent to the respondent outlining the seriousness of the complaints and a letter from the Environmental Health Officer regarding the matter. The applicant sought an order terminating the tenancy agreement or a reasonable assurance from the respondent that steps had been taken to ensure that no incidents of this nature will occur in the future.

The respondent's representative stated that the respondent's laundry was now being disinfected and washed outside of the residential complex. She stated that the respondent now realized the seriousness of the incidents and would no longer use the washing machines located in the residential complex. She also disputed the last complaint which was received by the landlord stating that the change to the laundry routine had already been implemented when the complaint was received and that the respondent was not in town at that time. There was no dispute regarding the earlier allegations.

The applicant stated that the steps taken to remedy the problem appeared reasonable and asked that an order be made requiring compliance with the obligation to not contaminate the machines and to not breach that obligation again.

I find the respondent in breach of his obligations to not cause damage to the facilities and services provided by the landlord. An order shall issue requiring the respondent to comply with that obligation and prohibiting the respondent from causing any further damage.

Hal Logsdon
Rental Officer