

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,  
and **EDWARD GRANDJAMBE**, 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 -

**EDWARD GRANDJAMBE**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 45(4)(a) of the *Residential Tenancies Act*, the respondent shall comply with his obligation to report the household income in accordance with Article 6 of the tenancy agreement.

DATED at the City of Yellowknife, in the Northwest Territories this 22nd day of  
September, 2006.

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Hal Logsdon  
Rental Officer

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and **EDWARD GRANDJAMBE**, Respondent.

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AND IN THE MATTER of a Hearing before **Hal Logsdon**, Rental Officer.

BETWEEN:

**YELLOWKNIFE HOUSING AUTHORITY**

Applicant/Landlord

-and-

**EDWARD GRANDJAMBE**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** September 20, 2006

**Place of the Hearing:** Yellowknife, NT

**Appearances at Hearing:** Julie Forget, representing the applicant  
Caroline Baird, representing the respondent  
Sylvia Baird, representing the respondent

**Date of Decision:** September 20, 2006

**REASONS FOR DECISION**

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and by failing to provide household income information. The applicant sought an order requiring the respondent to pay the alleged rent arrears and terminating the tenancy agreement between the parties. The premises are subsidized public housing.

The applicant provided a statement of the rent account which indicated a balance of rent owing in the amount of \$5972. The full unsubsidized rent of \$1337 was charged for the months of June, July, August and September, 2006. The applicant testified that no income information had been provided to the landlord in order to set the rent for these months and provided a statement from the Income Security Officer indicating that no application for subsidy had been made by the respondent for those months.

The respondent's wife and her mother appeared on behalf of the respondent and stated that the respondent was working out of town. They indicated that the respondent had not fully understood his obligation to report income and had tried on several occasions to set up an appointment with the Income Security Officer with no success. They promised to assemble all the income information for the missing months and see the Income Security Officer when the respondent returned to Yellowknife in two weeks.

Article 6 of the tenancy agreement requires tenants to report the household income.

**6. Tenant's Income**

The Tenant promises to provide the Landlord with an accurate report of the Tenant's income and the income of all the residents of the premises and shall notify the Landlord of any changes in any resident's income, in the size of the Tenant's family, or number of residents of the premises.

This account was not in serious arrears until changes in the rent assessment process were implemented in April, 2006. I believe the current arrears are in part due to confusion on the part of the respondent and problems contacting the Income Support Officer. Some of this confusion no doubt stems from the recently implemented practice of assessing rent on income earned two months prior to the month the rent is due. The rent record prior to April, 2006 does not reflect a reluctance to pay the rent owing and I am reasonably confident that the respondent will take measures to remedy his failure to provide the household income on his return. For this reason, I do not think it is appropriate to consider termination of the tenancy agreement at this time. An order shall issue requiring the respondent to comply with his obligation to report the household income in accordance with Article 6 of the tenancy agreement.

Should the respondent fail to comply with this order or fail to make suitable arrangements for the payment of any rent arrears resulting from the re-assessment within a reasonable period of time, the applicant may file another application requesting the termination of the tenancy agreement and the payment of all outstanding rent.

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Hal Logsdon  
Rental Officer