

IN THE MATTER between **INUVIK HOUSING AUTHORITY**, Applicant, and
MINNIE ALLEN, 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 **INUVIK, NT**.

BETWEEN:

INUVIK HOUSING AUTHORITY

Applicant/Landlord

- and -

MINNIE ALLEN

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 54(4) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as SY 208, 8 Centennial Street, Inuvik, NT, shall be terminated on April 30, 2006 and the respondent shall vacate the premises on that date.

DATED at the City of Yellowknife, in the Northwest Territories this 3rd day of April,
2006.

Hal Logsdon
Rental Officer

IN THE MATTER between **INUVIK HOUSING AUTHORITY**, Applicant, and
MINNIE ALLEN, Respondent.

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BETWEEN:

INUVIK HOUSING AUTHORITY

Applicant/Landlord

-and-

MINNIE ALLEN

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: March 29, 2006

Place of the Hearing: Inuvik, NT

Appearances at Hearing: Victoria Boudreau, representing the applicant
Minnie Allen, respondent
Christine Kasook, interpreter

Date of Decision: March 29, 2006

REASONS FOR DECISION

The applicant alleged that the respondent had seriously impaired the safety of other tenants in the residential complex and had breached a previous order to not disturb other tenants. The applicant served a notice of early termination on the respondent seeking possession of the premises but the respondent has not vacated the premises. The applicant now seeks an order terminating the tenancy agreement and ordering the respondent to vacate the premises.

The applicant testified that on December 10, 2005 at 3:35 AM, the superintendent of the building found smoke coming from the respondent's apartment. He entered the unit and found the respondent and her guest intoxicated and unconscious. With the assistance of the respondent's neighbour, he removed the respondent and her guest from the apartment, extinguished a burning pot which was left on the stove and ventilated the apartment. The residential complex is a wood frame apartment building consisting of 22 units.

A previous order (File #20-7988, filed on November 10, 2004) ordered the respondent to not disturb other tenants in the residential complex again. Among the disturbances found at that hearing was a similar incident involving a pot left on the stove when the respondent had been drinking.

The respondent stated that she did not recall the incident.

I find the respondent seriously impaired the safety of the other tenants in the building and has breached the previous order. This is the second time the respondent has, through her negligence, left a pot on the stove resulting in fire and smoke. The respondent is fortunate that these incidents have not caused harm to herself or her neighbours. However, these types of incidents can not be permitted to continue as they will surely lead to tragedy in the future. The respondent has apparently been unable to prevent these incidents from occurring. In my opinion, the only available remedy to ensure the safety of other tenants is termination of the tenancy agreement.

An order shall issue terminating the tenancy agreement on April 30, 2006. The respondent shall vacate the premises on that date.

Hal Logsdon
Rental Officer