

IN THE MATTER between **FORT PROVIDENCE HOUSING ASSOCIATION**,
Applicant, and **AUDIE ELLEZE AND GLORIA MINOZA**, 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 **FORT PROVIDENCE, NT**.

BETWEEN:

FORT PROVIDENCE HOUSING ASSOCIATION

Applicant/Landlord

- and -

AUDIE ELLEZE AND GLORIA MINOZA

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 one hundred forty four dollars and six cents (\$1144.06).

DATED at the City of Yellowknife, in the Northwest Territories this 15th day of May,
2007.

Hal Logsdon
Rental Officer

IN THE MATTER between **FORT PROVIDENCE HOUSING ASSOCIATION**,
Applicant, and **AUDIE ELLEZE AND GLORIA MINOZA**, 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.

BETWEEN:

FORT PROVIDENCE HOUSING ASSOCIATION

Applicant/Landlord

-and-

AUDIE ELLEZE AND GLORIA MINOZA

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: May 8, 2007

Place of the Hearing: Fort Providence, NT via teleconference

Appearances at Hearing: Loretta Landry, representing the applicant

Date of Decision: May 15, 2007

REASONS FOR DECISION

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

The tenancy agreement between the parties was terminated on October 20, 2006 when the respondents vacated the rental premises. The applicant retained the security deposit and accrued interest applying it against the rent arrears. The applicant now seeks an order requiring the respondents to pay rent arrears in excess of the security deposit.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$1144.06. The ledger indicates that the full unsubsidized rent was applied in October, 2006 but was prorated for the twenty days the respondents were in possession. The applicant stated that the unsubsidized rent was applied because the respondents failed to report any income information on which to calculate the rent. An E-mail from the Income Support Officer confirms that no income information was provided by the respondents.

I find the ledger in order and find the respondents in breach of their obligation to pay rent. I find the rent arrears to be \$1144.06. An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$1144.06.

Hal Logsdon
Rental Officer