

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **BRENDA T'SELEIE**, 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 -

BRENDA T'SELEIE

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 one hundred ninety seven dollars (\$1197.00).
2. Pursuant to sections 43(3)(a) and 43(3)(b) of the *Residential Tenancies Act*, the respondent shall comply with her obligation to not disturb other tenants in the residential complex and shall not create any disturbance in the future.

DATED at the City of Yellowknife, in the Northwest Territories this 9th day of May,
2007.

Hal Logsdon
Rental Officer

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **BRENDA T'SELEIE**, 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-

BRENDA T'SELEIE

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: May 1, 2007

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Julie Forget, representing the applicant
Brenda T'seleie, respondent

Date of Decision: May 1, 2007

REASONS FOR DECISION

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and by disturbing other tenants in the residential complex. The applicant served a notice of early termination on the respondent on April 3, 2007 seeking vacant possession on April 20, 2007 but the respondent did not vacate the premises. The applicant withdrew the request to terminate the tenancy agreement by order but sought an order requiring the respondent to pay the alleged rent arrears and to not disturb other tenants in the future.

The applicant provided a file note outlining a complaint that had been received from another tenant regarding the respondent's son having parties in the premises while the respondent was away at work. The applicant also provided a rent statement in evidence which indicated a balance of rent owing in the amount of \$2566. The applicant stated that they were not seeking the May, 2007 rent at this time, which had been assessed at the full unsubsidized rate of \$1369, bringing the amount sought to \$1197.

The respondent did not dispute the rent and explained that her son was no longer living with her. She also confirmed that the locks to the premises had been changed so that her son had no means to access the premises when she was away at work. She did not dispute the allegation that there had been noisy parties in the premises in the past.

I find the respondent in breach of her obligation to pay rent and her obligation to not disturb other

tenants in the residential complex. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$1197, to comply with her obligation to not disturb other tenants and not create any disturbance in the future.

Hal Logsdon
Rental Officer