

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,  
and **RAYLENE TUCCARO AND ROD BEAULIEU**, 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 **YELLOWKNIFE, NT**.

BETWEEN:

**YELLOWKNIFE HOUSING AUTHORITY**

Applicant/Landlord

- and -

**RAYLENE TUCCARO AND ROD BEAULIEU**

Respondents/Tenants

**ORDER**

IT IS HEREBY ORDERED:

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

DATED at the City of Yellowknife, in the Northwest Territories this 28th day of August,  
2007.

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Hal Logsdon  
Rental Officer

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and **RAYLENE TUCCARO AND ROD BEAULIEU**, 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:

**YELLOWKNIFE HOUSING AUTHORITY**

Applicant/Landlord

-and-

**RAYLENE TUCCARO AND ROD BEAULIEU**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** August 22, 2007

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

**Appearances at Hearing:** Julie Forget, representing the applicant  
Raylene Tuccaro, respondent

**Date of Decision:** August 22, 2007

**REASONS FOR DECISION**

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and by failing to report the household income in accordance with the tenancy agreement. The applicant sought an order rescinding a previous order requiring the rent arrears to be paid in installments, ordering the lump sum payment of the alleged rent arrears and termination of the tenancy agreement. The premises are subsidized public housing.

The applicant provided a statement of the rent which indicated a balance of rent owing in the amount of \$1522.11. The statement also indicated that all monthly rent subsidies had been received from the Income Security Program.

A previous order (File# 10-9211, filed on December 20, 2006) required the respondents to pay rent arrears of \$2691.11 in monthly payments of \$150 until the rent arrears were paid in full and to pay future rent on time.

The respondent did not dispute the allegations. The respondent acknowledged that she had not always reported her income on a timely basis or paid the rent on the days it was due but stated that she was trying to get by on a very limited income.

I note that the monthly subsidy payments from May, 2007 to present have all been received by the applicant on the first of the month. The February and April, 2007 subsidy payments were

received a month late, presumably because the respondent failed to report the household income on time for those months. I also note that although the monthly rent is, for the most part, not paid on time, the total amount which should have been paid by the respondents since the issuance of the previous order is only \$31 less than the amount ordered. Although the evidence indicates that the respondents have not always reported their income on time or payed the rent on the days it is due, they have paid almost as much of the arrears as the previous order required. In my opinion, the previous order should remain in place and the tenancy should continue.

The respondents have already been ordered to pay the monthly rent on time. An order shall issue requiring the respondents to comply with their obligation to report the household income in accordance with the tenancy agreement.

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Hal Logsdon  
Rental Officer