

IN THE MATTER between **ULUKHAKTOK HOUSING ASSOCIATION**, Applicant,  
and **JACK KATAOYAK AND BETTY ANN KOPLOMIK**, 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 **ULUKHAKTOK, NT**.

BETWEEN:

**ULUKHAKTOK HOUSING ASSOCIATION**

Applicant/Landlord

- and -

**JACK KATAOYAK AND BETTY ANN KOPLOMIK**

Respondents/Tenants

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to sections 84(3) and 41(4)(a) of the *Residential Tenancies Act*, the previous order (File #20-9099, filed on July 11, 2006) is rescinded and the respondents shall pay the applicant rent arrears in the amount of four thousand three hundred three dollars (\$4303.00).
2. Pursuant to section 41(4)(c) and 83(2) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Unit 41, Lot 4, Block 12, Ulukhaktok, NT shall be terminated on September 21, 2007 and the respondents shall

vacate the premises on that date, unless the rent arrears in the amount of four thousand three hundred three dollars (\$4303.00) are paid in full.

DATED at the City of Yellowknife, in the Northwest Territories this 23rd day of August, 2007.

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Hal Logsdon  
Rental Officer

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-and-

**JACK KATAOYAK AND BETTY ANN KOPLOMIK**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** August 21, 2007

**Place of the Hearing:** Ulukhaktok, NT via teleconference

**Appearances at Hearing:** Karen Kitekudlak, representing the applicant

**Date of Decision:** August 21, 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 applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent and sought an order requiring the respondents to pay the alleged rent arrears and terminating the tenancy agreement unless the rent arrears were paid in full.

The applicant provided a copy of the tenant ledger which indicated a balance of rent owing in the amount of \$4403. The applicant testified that a payment of \$100 was made on August 20, 2007 which did not appear on the ledger, bringing the balance owing to \$4303.

A previous order (File #20-9099, filed on July 11, 2006) required the respondents to pay rent arrears of \$996 in monthly installments of \$166. The ledger indicates that the previous order has not been satisfied.

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 \$4303. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the rent arrears are promptly paid.

An order shall issue rescinding the previous order and requiring the respondents to pay the rent arrears of \$4303 in lump sum. The tenancy agreement shall be terminated on September 21, 2007 unless that amount is paid in full.

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Hal Logsdon  
Rental Officer