

IN THE MATTER between **LUTSEL K'E HOUSING AUTHORITY**, Applicant, and **PATTY LOCKHART AND JOYCE ISADORE**, 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 **LUTSEL K'E, NT.**

BETWEEN:

**LUTSEL K'E HOUSING AUTHORITY**

Applicant/Landlord

- and -

**PATTY LOCKHART AND JOYCE ISADORE**

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 five hundred sixty four dollars (\$1564.00).
2. Pursuant to section 42(3)(e) of the *Residential Tenancies Act*, the respondents shall pay the applicant repair costs in the amount of one hundred six dollars (\$106.00).
3. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondents shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 19th day of July,  
2008.

Hal Logsdon  
Rental Officer

File #10-10231

IN THE MATTER between LUTSEL K'E HOUSING AUTHORITY, Applicant, and  
PATTY LOCKHART AND JOYCE ISADORE, Respondents.

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AND IN THE MATTER of a Hearing before **Hal Logsdon**, Rental Officer.

BETWEEN:

**LUTSEL K'E HOUSING AUTHORITY**

Applicant/Landlord

-and-

**PATTY LOCKHART AND JOYCE ISADORE**

Respondents/Tenants

**REASONS FOR DECISION**

<b><u>Date of the Hearing:</u></b>	<b>July 16, 2008</b>
<b><u>Place of the Hearing:</u></b>	<b>Lutselk'e, NT</b>
<b><u>Appearances at Hearing:</u></b>	<b>Mary Rose Casaway, representing the applicant</b>
<b><u>Date of Decision:</u></b>	<b>July 16, 2008</b>

**REASONS FOR DECISION**

The respondents were served with Notices of Attendance sent by registered mail. The application was also served by registered mail and confirmed delivered. The respondents failed to appear at the hearing and the hearing was held in their absence. I consider the Notices of Attendance deemed served pursuant to section 71(2) of the *Residential Tenancies Act*.

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent and by failing to repair damages to the rental premises. The applicant sought an order requiring the respondents to pay the alleged rent arrears and repair costs and to pay future rent on time.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent in the amount of \$1564. An invoice for repairs to a hole in the wall was also provided in evidence. The repair costs were \$106. The applicant testified that the repairs were necessary due to the negligence of the respondents or persons they permitted in the premises.

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 \$1564. I find the repair costs of \$106 to be reasonable.

An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$1564, repair costs in the amount of \$106 and to pay future rent on time.

Hal Logsdon  
Rental Officer

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