

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,  
and **SARAH PAPATSIE**, 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 -

**SARAH PAPATSIE**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to sections 84(3) and 41(4)(a) of the *Residential Tenancies Act*, the previous order (file # 10-9705, filed on November 27, 2007) is rescinded and the respondent shall pay the applicant rent arrears in the amount of one thousand five hundred thirty four dollars and forty four cents (\$1534.44).
2. Pursuant to sections 41(4)(c) and 83(2) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as 782 Bigelow Crescent, Yellowknife, NT shall be terminated on April 30, 2008 and the respondent shall vacate the premises on that date, unless the rent arrears in the amount of one thousand five hundred thirty four dollars and forty four cents (\$1534.44) are paid in full.

DATED at the City of Yellowknife, in the Northwest Territories this 15th day of April,  
2008.

---

Hal Logsdon  
Rental Officer

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,  
and **SARAH PAPATSIE**, 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-

**SARAH PAPATSIE**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** April 8, 2008

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

**Appearances at Hearing:** Julie Forget, representing the applicant

**Date of Decision:** April 8, 2008

**REASONS FOR DECISION**

The respondent was served with a Notice of Attendance sent by registered mail to the rental premises. The respondent failed to appear at the hearing and the hearing was held in her absence.

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and had breached a previous order by a rental officer requiring her to pay rent arrears in monthly installments. The applicant sought an order rescinding the previous order and requiring the respondent to pay the remaining rent arrears in lump sum and terminating the tenancy agreement unless they were promptly paid. The premises are subsidized public housing.

The applicant provided a statement of the rent account in evidence which indicated a balance of rent owing in the amount of \$4172.44. One of the credits on that statement was a cheque for \$132 which had been returned by the bank due to insufficient funds. The debit for the returned cheque had not been posted to the statement but the copy of the returned check was provided by the applicant in evidence. The full unsubsidized rent has been applied for the months of March and April, 2008. The applicant stated that they did not have any advice from the Client Services Officer as to why the full unsubsidized rent had been assessed. The applicant sought an order requiring the respondent to pay the arrears less the rents for March and April, 2008 calculated as follows:

Balance as per statement	\$4172.44
Less March/08 rent	(1369.00)
Less April/08 rent	<u>(1401.00)</u>
Plus returned cheque	<u>132.00</u>
Relief requested	\$1534.44

It is clear that the respondent breached the previous order. The respondent was ordered to make the first payment of \$100 no later than November 30, 2008 and to pay the monthly rent on time. No payments were made until January 11, 2008.

I find the statement in order and ignoring the rents for March and April, 2008 I find the rent arrears to be \$1534.44. In my opinion, it is reasonable to rescind the previous order, order the payment of the remaining balance in lump sum, and terminate the tenancy agreement unless those arrears are promptly paid.

An order shall issue rescinding the previous order (file #10-9705, filed on November 27, 2007) and ordering the respondent to pay the applicant rent arrears in the amount of \$1534.44. The order shall also terminate the tenancy agreement on April 30, 2008 unless those arrears are paid in full.

---

Hal Logsdon  
Rental Officer