

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **STEPHANIE BEAVERHO**, 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 -

STEPHANIE BEAVERHO

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 nine thousand one hundred six dollars (\$9106.00).
2. Pursuant to section 41(4)(c) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Apartment 206, 5465 52nd Street, Yellowknife, NT shall be terminated on September 30, 2008 and the respondent shall vacate the premises on that date.

DATED at the City of Yellowknife, in the Northwest Territories this 25th day of
September, 2008.

Hal Logsdon
Rental Officer

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **STEPHANIE BEAVERHO**, 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-

STEPHANIE BEAVERHO

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: September 23, 2008

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Julie Forget, representing the applicant
Stephanie Beaverho, respondent (by telephone)

Date of Decision: September 23, 2008

REASONS FOR DECISION

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and sought an order requiring the respondent to pay the alleged rent arrears and terminating the tenancy agreement between the parties. The premises are subsidized public housing.

The applicant provided a statement of the rent account which indicated a balance of rent owing in the amount of \$9106. The statement indicates that no payments of rent have been made by the respondent since April 30, 2008. The full unsubsidized rent has been assessed for the months of May, June, July, August and September, 2008. The applicant stated that the respondent had failed to report any income on which to calculate a subsidized rent for those months. A memo from the subsidy agent provided in evidence confirms that the respondent has not provided any income information.

The respondent did not dispute the allegations.

A previous order (file #10-9994, filed on April 15, 2008) required the respondent to pay the remaining balance of the security deposit and to report the household income in accordance with the tenancy agreement. The statement indicates that the respondent did report the household income to satisfy the order but has failed to report any income or pay any rent since. The previous order also required the respondent to pay future rent on time.

I find the statement in order and find the respondent in breach of her obligation to pay rent and in breach of her obligation to report the household income in accordance with the tenancy agreement. I find the application of the full unsubsidized rent to be reasonable. I find the rent arrears to be \$9106. In my opinion, there are sufficient grounds to terminate the tenancy agreement. It is apparent that despite the previous order, the respondent has little or no intention to comply with her obligations to pay rent or report the household income.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$9106 and terminating the tenancy agreement on September 30, 2008.

This decision was made known to the parties at the conclusion of the hearing.

Hal Logsdon
Rental Officer