IN THE MATTER between **ULUKHAKTOK HOUSING ASSOCIATION**, Applicant, and **ALICE KIMIKSANA**, 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 **ULUKHAKTOK, NT.**

BETWEEN:

ULUKHAKTOK HOUSING ASSOCIATION

Applicant/Landlord

- and -

ALICE KIMIKSANA

Respondent/Tenant

<u>ORDER</u>

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 thirty thousand six hundred thirty three dollars and twelve cents ($30,633.12).

2.   Pursuant to section 42(3)(e) of the *Residential Tenancies Act*, the respondent shall pay the applicant call-out charges in the amount of nineteen dollars and thirty four cents ($19.34).

3.   Pursuant to section 84(2) of the *Residential Tenancies Act*, the respondent shall pay the rent arrears and call-out charge in monthly installments of no less than eight hundred dollars ($800.00), the first payment becoming due on April 30, 2009 and payable

thereafter no later than the last day of every month until the rent arrears and call out charge are paid in full.

4.   Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 8th day of April, 2009.

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Hal Logsdon
Rental Officer

IN THE MATTER between **ULUKHAKTOK HOUSING ASSOCIATION**, Applicant, and **ALICE KIMIKSANA**, 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:

ULUKHAKTOK HOUSING ASSOCIATION

Applicant/Landlord

-and-

ALICE KIMIKSANA

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing:	**March 31, 2009**
Place of the Hearing:	**Ulukhaktok, NT via teleconference**
Appearances at Hearing:	**Karen Kitekudlak, representing the applicant** **Alice Kimiksana, respondent**
Date of Decision:	**March 31, 2009**

REASONS FOR DECISION

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay

rent and by failing to pay for a call-out charge for opening the entry door to the premises after the

respondent had locked herself out. The applicant sought an order requiring the respondent to pay

the alleged rent arrears and the call-out charge and to pay the monthly rent on time in the future.

The premises are subsidized public housing.

The applicant provided a copy of the rent ledger in evidence which indicated a balance of rent

owing in the amount of $30,633.12. The applicant also provided a work order and invoice

indicating that the tenant had been charged a call-out charge of $19.34 to assist her in opening the

door to the premises after she had locked herself out.

The respondent did not dispute the allegations and the parties consented to an order requiring the

respondent to pay the monthly rent on time and, in addition, to pay the call-out charge and rent

arrears in monthly payments of $800.

I find the ledger in order and find the respondent in breach of her obligation to pay rent and to

pay for the call out charge. I find the rent arrears to be $30,633.12 and the call-out charge of

$19.34 to be reasonable.

An order shall issue requiring the respondent to pay the applicant the rent arrears and call-out

charge in monthly installments of $800 in addition to the monthly rent. The first installment shall

be due on April 30, 2009 and thereafter shall be payable no later than the last day of every month

until the rent arrears and call-out charge are paid in full. The monthly rent is due on the first of

every month.

Should the respondent fail to pay the monthly rent on time of fail to pay the additional monthly

payment of $800, the applicant may file another application seeking the full payment of any

remaining balance and termination of the tenancy agreement

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Hal Logsdon
Rental Officer