

IN THE MATTER between **ULUKHAKTOK HOUSING ASSOCIATION**, Applicant,
and **ANITA OLIKTOAK**, 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 -

ANITA OLIKTOAK

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 four hundred thirty nine dollars and fifteen cents (\$439.15).
2. Pursuant to section 42(3)(e) of the *Residential Tenancies Act*, the respondent shall pay the applicant call-out charges for unlocking the entry door to the rental premises in the amount of six dollars and sixty nine cents (\$6.69).
3. 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 7th day of April,
2009.

Hal Logsdon
Rental Officer

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BETWEEN:

ULUKHAKTOK HOUSING ASSOCIATION

Applicant/Landlord

-and-

ANITA OLIKTOAK

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
Anita Oliktoak, 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 the balance of a call-out charge for opening the entry door to the premises after the respondent had locked herself out. 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 \$439.15. The respondent did not dispute the rent charges but stated that the rent accrued during the time her mother was living with her and was based on her mother's income.

The applicant also provided a copy of the tenant damage ledger and a work order which indicated that a call-out had been charged to the respondent of \$30.18 to unlock the door to the premises. The balance on that account is now \$6.69. The respondent did not dispute the charges.

I find the respondent in breach of her obligation to pay rent and her obligation to pay for the call-out charges. Although the rent may have been based on her mother's income at the time, as sole tenant, the respondent is responsible for the payment of the rent. I find the ledgers in order. I find the rent arrears to be \$439.15 and the call-out charges to be reasonable.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$439.15 and

call-out charges of \$6.69 and to pay future rent on time.

Hal Logsdon
Rental Officer