

IN THE MATTER between **RAE-EDZO HOUSING AUTHORITY**, Applicant, and  
**DARLA MANTLA**, 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 **BEHCHOKO, NT**.

BETWEEN:

**RAE-EDZO HOUSING AUTHORITY**

Applicant/Landlord

- and -

**DARLA MANTLA**

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 fifteen thousand six hundred ninety nine dollars (\$15,699.00).
2. Pursuant to section 41(4)(c) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Unit 695B, Behchoko, NT, shall be terminated on September 18, 2009 and the respondent shall vacate the premises on that date.

DATED at the City of Yellowknife, in the Northwest Territories this 19th day of August,  
2009.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **RAE-EDZO HOUSING AUTHORITY**, Applicant, and  
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BETWEEN:

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Applicant/Landlord

-and-

**DARLA MANTLA**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:**                      **July 31, 2009**

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

**Appearances at Hearing:**                      **Robert Richardson, representing the applicant**  
   **Rose Dryneck, representing the applicant**  
   **Mary Zoe-Chocolate, witness for the applicant**  
   **Darla Mantla, respondent**

**Date of Decision:**                              **August 19, 2009**

### **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. The premises are subsidized public housing.

The applicant provided a tenant ledger in evidence which indicated a balance of rent owing in the amount of \$31,929. The full unsubsidized rent has been charged from April, 2008 to present. The applicant's witness, the subsidy agent, testified that she has received household income information for the months of April, 2008 to May 2009 but has not yet processed the subsidies or adjusted rent amounts. She stated that she had not received any income information on which to calculate the rents for June and July, 2009. There was no information available at the hearing to enable me to determine what the rents should be for the months of April, 2008 to May, 2009. The ledger indicates that no rent has been paid since October, 2007.

The respondent did not dispute the allegations.

I find the respondent in breach of her obligation to pay rent. I find the application of the full unsubsidized rent for the months of June and July, 2009 to be reasonable, as the respondent has failed to provide any income information to the subsidy agent. Ignoring the months of April, 2008 to May, 2009 I find rent arrears of \$15,699 calculated as follows:

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Balance as at March 31, 2008	\$13,401
Rent for June, 2009	1,149
Rent for July, 2009	<u>1,149</u>
Total	\$15,699

In my opinion there are sufficient grounds to terminate the tenancy agreement. The respondent has shown little or no inclination to pay rent to the landlord and has failed to report her income for the past two months.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$15,699 and terminating the tenancy agreement on September 18, 2009.

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Hal Logsdon  
Rental Officer