

IN THE MATTER between **INUVIK HOUSING AUTHORITY**, Applicant, and  
**CHARLIE AREY**, Respondent;

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter  
R-5 (the "Act") and amendments thereto;

AND IN THE MATTER of a Hearing before, **HAL LOGSDON**, Rental Officer,  
regarding the rental premises at **INUVIK, NT**.

BETWEEN:

**INUVIK HOUSING AUTHORITY**

Applicant/Landlord

- and -

**CHARLIE AREY**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 54(1)(f) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Apartment 304, 8 Centennial Street, Inuvik, NT shall be terminated on March 4, 2011 and the respondent shall vacate the premises on that date.

DATED at the City of Yellowknife, in the Northwest Territories this 21st day of  
February, 2011.

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Hal Logsdon  
Rental Officer

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**CHARLIE AREY**, 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:

**INUVIK HOUSING AUTHORITY**

Applicant/Landlord

-and-

**CHARLIE AREY**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** February 18, 2011

**Place of the Hearing:** Inuvik, NT via teleconference

**Appearances at Hearing:** Victoria Boudreau, representing the applicant  
Charlie Arey, respondent

**Date of Decision:** February 18, 2011

**REASONS FOR DECISION**

The applicant alleged that the respondent had endangered other tenants in the residential complex by starting a stove fire in the apartment when under the influence of alcohol. The applicant sought an order terminating the tenancy agreement between the parties. The premises are subsidized public housing.

The applicant alleged that the building superintendent attended the premises in the early morning of January 13, 2011 following a call from another tenant that a smoke detector alarm was heard in the respondent's apartment. The superintendent entered the apartment to find it filled with smoke caused by burning food in the oven. The respondent had been drinking and was unresponsive. The fire was extinguished and the smoke cleared from the premises. The respondent was served with a notice of early termination on January 19, 2011 but remains in possession.

The respondent did not dispute the allegations and stated that he had no recollection of the incident.

The premises are located in a 22 unit wood frame apartment building. The building does not have a sprinkler system. The applicant stated that the Inuvik Housing Authority has a policy that all fires caused by alcohol abuse will result in the termination of the tenancy agreement.

In my opinion, the negligence of the respondent put the safety of the other tenants in jeopardy. A fire in the building could have had catastrophic results had it gotten out of control. In my opinion there are sufficient grounds to terminate the tenancy agreement.

An order shall issue terminating the tenancy agreement on March 4, 2011.

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Hal Logsdon  
Rental Officer