

IN THE MATTER between **YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION**, Applicant, and **ERNEST P. SANGRIS AND THERESE FRANKI-SANGRIS**, Respondents;

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 **NDILO, NT**.

BETWEEN:

YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION

Applicant/Landlord

- and -

ERNEST P. SANGRIS AND THERESE FRANKI-SANGRIS

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of fifty nine thousand nine hundred eighty dollars and seventy seven cents (\$59,980.77).
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondents shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 12th day of May, 2011.

Hal Logsdon
Rental Officer

IN THE MATTER between **YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION**, Applicant, and **ERNEST P. SANGRIS AND THERESE FRANKI-SANGRIS**, Respondents.

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:

YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION

Applicant/Landlord

-and-

ERNEST P. SANGRIS AND THERESE FRANKI-SANGRIS

Respondents/Tenants

REASONS FOR DECISION

<u>Date of the Hearing:</u>	May 4, 2011
<u>Place of the Hearing:</u>	Yellowknife, NT
<u>Appearances at Hearing:</u>	Rose Black, representing the applicant
<u>Date of Decision:</u>	May 12, 2011

REASONS FOR DECISION

The respondents were served with Notices of Attendance sent by registered mail and confirmed delivered. The respondents failed to appear at the hearing and the hearing was held in their absence.

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent and sought an order requiring the respondents to pay the alleged rent arrears and to pay future rent on time. The premises are subsidized public housing.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$58,251.77. The applicant stated that since the application was filed, the May, 2011 rent of \$1729 had come due and no payments had been made, bringing the balance owing to \$59,980.77. The applicant stated that a previous order (file #10-10364, filed on September 8, 2008 has been satisfied).

The full unsubsidized rent has been charged on numerous occasions. The applicant stated that the respondents' income exceeds the maximum allowable for occupancy in subsidized public housing and therefore the maximum rent has been charged.

I find the ledger in order and find the respondents in breach of their obligation to pay rent. I find the rent arrears to be \$59,980.77. An order shall issue requiring the respondents to pay the

applicant rent arrears in the amount of \$59,980.77 and to pay future rent on time.

Hal Logsdon
Rental Officer