

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **SHOOVENAI ATIGIKYOAK**, 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 **YELLOWKNIFE, NT.**

BETWEEN:

YELLOWKNIFE HOUSING AUTHORITY

Applicant/Landlord

- and -

SHOOVENAI ATIGIKYOAK

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) and 83(2) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of three thousand two hundred thirty six dollars (\$3236.00) according to the following schedule:
 - a) Two hundred dollars (\$200.00) due on November 30, 2012.
 - b) Four hundred dollars (\$400.00) due on December 31, 2012.
 - c) Four hundred dollars (\$400.00) due on January 31, 2013.
 - d) Four hundred dollars (\$400.00) due on February 28, 2013.
 - e) One thousand eight hundred thirty six dollars (\$1836.00) due on March 31, 2013.

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

DATED at the City of Yellowknife, in the Northwest Territories this 4th day of December, 2012.

Hal Logsdon
Rental Officer

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **SHOOVENAI ATIGIKYOAK**, 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:

YELLOWKNIFE HOUSING AUTHORITY

Applicant/Landlord

-and-

SHOOVENAI ATIGIKYOAK

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: November 9, 2012

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Ella Newhook, representing the applicant
Shoovenai Atigikyoak, respondent
Robert Stirrett

Date of Decision: November 9, 2012

REASONS FOR DECISION

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent. The applicant sought an order requiring the respondent to pay the alleged rent arrears and terminating the tenancy agreement and evicting the respondent. The premises are subsidized public housing.

The applicant provided a statement of the rent account in evidence which indicated a balance of rent owing in the amount of \$4251. The full unsubsidized rent of \$1625 had been assessed in November, 2012 but the respondent provided income information at the hearing and the applicant re-assessed the November rent at \$610, amending the balance owing to \$3236.

The respondent did not dispute the allegations and stated that she could pay another \$200 towards the arrears in November and \$400/month in December, January and February and the remaining balance before the end of March. The applicant agreed to the payment plan and withdrew the request for an order terminating the tenancy agreement.

I find the respondent in breach of her obligation to pay rent and find rent arrears of \$3236. An order shall issue requiring the respondent to pay the applicant the monthly rent on time and pay the rent arrears in accordance with the following schedule:

- a) Two hundred dollars (\$200.00) due on November 30, 2012.
- b) Four hundred dollars (\$400.00) due on December 31, 2012.
- c) Four hundred dollars (\$400.00) due on January 31, 2013.

- d) Four hundred dollars (\$400.00) due on February 28, 2013.
- e) One thousand eight hundred thirty six dollars (\$1836.00) due on March 31, 2013.

Should the respondent fail to pay the monthly rent on time or fail to pay the rent arrears in accordance with this order, the applicant may file another application seeking the full payment of any remaining balance and termination of tenancy agreement.

Hal Logsdon
Rental Officer