

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **LORRAINE BEZHA**, 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 -

LORRAINE BEZHA

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent shall pay future rent on time.
2. Pursuant to section 45(4)(a) and 45(4)(b) of the *Residential Tenancies Act*, the respondent shall comply with her obligation to report the household income in accordance with the tenancy agreement and shall not breach that obligation again.

DATED at the City of Yellowknife, in the Northwest Territories this 17th day of
December, 2012.

Hal Logsdon
Rental Officer

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **LORRAINE BEZHA**, 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-

LORRAINE BEZHA

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: December 13, 2012

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Ella Newhook, representing the applicant

Date of Decision: December 13, 2012

REASONS FOR DECISION

The respondent was personally served with a Notice of Attendance but failed to appear at the hearing. The hearing was held in her absence.

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay the rent on the days it was due and by failing to report the household income in accordance with the tenancy agreement. The applicant stated that all household income had now been reported and all rent arrears had been paid in full. The applicant withdrew their request for an order terminating the tenancy agreement and evicting the respondent in favour of an order to pay future rent on time and to comply with the obligation to report the household income. The premises are subsidized public housing.

The applicant provided a statement of the rent account and a copy of the tenancy agreement in evidence. The tenancy agreement obligates the tenant to pay the monthly rent in advance and the statement indicates that the rent has repeatedly been paid late. The applicant testified that the household income has not been reported in accordance with the tenancy agreement as evidenced by the numerous postings of the full unsubsidized rent and retroactive adjustments on the rent statement.

I find the respondent in breach of her obligation to pay rent on the days it is due and in breach of her obligation to report the household income.

An order shall issue requiring the respondent to pay future rent on time and to comply with her obligation to report the household income and not breach that obligation again.

Hal Logsdon
Rental Officer