

IN THE MATTER between **FORT MCPHERSON HOUSING ASSOCIATION**,  
Applicant, and **BOBBY BLAKE**, 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 **FORT MCPHERSON, NT**.

BETWEEN:

**FORT MCPHERSON HOUSING ASSOCIATION**

Applicant/Landlord

- and -

**BOBBY BLAKE**

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 four thousand two hundred sixty six dollars (\$4266.00).
2. Pursuant to sections 41(4)(c) and 83(2) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as 0137, Harriet Stewart Avenue, Fort McPherson, NT shall be terminated on January 31, 2013 and the respondent shall vacate the premises on that date unless the rent arrears in the amount of four thousand two hundred sixty six dollars (\$4266.00) are paid in full.

3. Pursuant to sections 45(4)(a) and 45(4)(b) of the *Residential Tenancies Act*, the respondent shall comply with his obligation to report the household income and not breach that obligation again.

DATED at the City of Yellowknife, in the Northwest Territories this 6th day of December, 2012.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **FORT MCPHERSON HOUSING ASSOCIATION**,  
Applicant, and **BOBBY BLAKE**, 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:

**FORT MCPHERSON HOUSING ASSOCIATION**

Applicant/Landlord

-and-

**BOBBY BLAKE**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** December 6, 2012

**Place of the Hearing:** Fort McPherson, NT via teleconference

**Appearances at Hearing:** Shirley Wilson, representing the applicant  
Betty Firth, representing the applicant  
Bobby Blake, respondent

**Date of Decision:** December 6, 2012

### **REASONS FOR DECISION**

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and failing to provide household income information. The applicant sought an order requiring the respondent to pay the alleged rent arrears, report the household income in accordance with the tenancy agreement and terminating the tenancy agreement unless the rent arrears are paid in full. The premises are subsidized public housing.

The applicant provided the tenancy agreement and tenant ledger in evidence which indicated a balance of rent owing in the amount of \$4266. The full unsubsidized rent has been applied in November, 2012. The applicant stated that the respondent had failed to provide any income information on which to calculate a subsidized rent for that month.

The respondent did not dispute the allegations.

I find the ledger in order and find the respondent in breach of his obligation to pay rent. I find the application of the full unsubsidized rent in November, 2012 to be reasonable but note that if the respondent provides the required income information, the applicant is obligated to adjust the November rent accordingly. I find the rent arrears to be \$4266. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the rent arrears are paid.

I also find that the respondent has repeatedly failed to report the household income in accordance

with the tenancy agreement.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$4266 and to comply with his obligation to report the household income and not breach that obligation again. The tenancy agreement shall be terminated by order on January 31, 2013 unless the rent arrears of \$4266 are paid in full.

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Hal Logsdon  
Rental Officer