

IN THE MATTER between **PAULATUK HOUSING ASSOCIATION**, Applicant, and **JUDY KUDLAK**, 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 **PAULATUK, NT**.

BETWEEN:

PAULATUK HOUSING ASSOCIATION

Applicant/Landlord

- and -

JUDY KUDLAK

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 eight hundred fifty two dollars and forty nine cents (\$852.49).
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act* the respondent shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 2nd day of January, 2014.

Hal Logsdon
Rental Officer

IN THE MATTER between **PAULATUK HOUSING ASSOCIATION**, Applicant, and **JUDY KUDLAK**, 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:

PAULATUK HOUSING ASSOCIATION

Applicant/Landlord

-and-

JUDY KUDLAK

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: October 23, 2013

Place of the Hearing: Paulatuk, NT

Appearances at Hearing: Marjorie Hansen, representing the applicant
Eileen Ruben, representing the applicant
Judy Kudlak, respondent
Stephanie Leithead, representing the respondent

Date of Decision: October 23, 2013

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 to pay future rent on time.

The applicant provided tenant ledger cards in evidence which indicated a balance of rent owing in the amount of \$852.49. The applicant stated that all of the rent assessed had been calculated based on the reported household income of the respondent. The applicant also stated that the charges for repairs of alleged tenant damages to the premises were not being sought at this time and the tenant ledger cards had been adjusted accordingly.

The respondent disputed the balance owing, stating that she had made a payment of \$75 that was not shown on the tenant ledger cards. The applicant acknowledged that the payment of \$75 had been received on October 1, 2013 from the *Income Security Program* in partial satisfaction of the repair costs.

I find the tenant ledger cards in order and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$852.49.

An order shall issue requiring the respondent to pay the respondent rent arrears in the amount of

\$852.49 and to pay future rent on time.

Hal Logsdon
Rental Officer