

IN THE MATTER between **PAULATUK HOUSING ASSOCIATION**, Applicant, and
TERRY THRASHER AND SAVANNAH GREEN, Respondents;

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter
R-5 (the "Act") as amended;

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 -

TERRY THRASHER AND SAVANNAH GREEN

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 nine thousand nine hundred forty four dollars (\$9944.00).
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 7th day of January,
2014.

Hal Logsdon
Rental Officer

IN THE MATTER between **PAULATUK HOUSING ASSOCIATION**, Applicant, and
TERRY THRASHER AND SAVANNAH GREEN, 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:

PAULATUK HOUSING ASSOCIATION

Applicant/Landlord

-and-

TERRY THRASHER AND SAVANNAH GREEN

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: October 22, 2013

Place of the Hearing: Paulatuk, NT

Appearances at Hearing: Eileen Ruben, representing the applicant
Marjorie Hansen, representing the applicant
Terry Thrasher, respondent
Savannah Green, respondent

Date of Decision: October 22, 2013

REASONS FOR DECISION

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent. The applicant 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 \$12,822. The applicant stated that a payment of \$70 had been made which did not appear on the ledger bringing the balance owing to \$12,752.

The respondents disputed the balance owing, stating that the January, 2010 rent of \$2808 was not based on their household income. They stated that they did not make the amount of income to justify the assessment. The applicant was unable to provide any documentation to support the rent assessment.

I find the respondents in breach of their obligation to pay rent. In my opinion, there is not sufficient information to support the January, 2010 rent assessment. There being no information available at the hearing, I shall ignore the rent assessment for that month. I find the rent arrears to be \$9944 calculated as follows:

Balance as per ledger	\$12,822
less o/s payment	(70)
less January/10 assessment	<u>(2808)</u>
Total	\$9944

An order shall issue requiring the respondents to pay the applicant rent arrears of \$9944 and to pay future rent on time.

Hal Logsdon
Rental Officer