

IN THE MATTER between **SACHS HARBOUR HOUSING ASSOCIATION**,  
Applicant, and **CHARLES ELANIK**, Respondent;

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 **SACHS HARBOUR, NT**.

BETWEEN:

**SACHS HARBOUR HOUSING ASSOCIATION**

Applicant/Landlord

- and -

**CHARLES ELANIK**

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 twenty six thousand eight hundred seventy seven dollars and seventy eight cents (\$26,877.78).
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 1st day of April,  
2014.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **SACHS HARBOUR HOUSING ASSOCIATION**,  
Applicant, and **CHARLES ELANIK**, 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:

**SACHS HARBOUR HOUSING ASSOCIATION**

Applicant/Landlord

-and-

**CHARLES ELANIK**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** February 11, 2014

**Place of the Hearing:** Sachs Harbour, NT

**Appearances at Hearing:** Marjorie Hansen, representing the applicant  
(by telephone)  
Charles Elanik, respondent

**Date of Decision:** February 11, 2014

**REASONS FOR DECISION**

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

The applicant provided a statement of the rent account in evidence indicating a balance of rent owing in the amount of \$26,877.78. The applicant stated that all of the assessed rent was calculated on the reported household income in accordance with the approved rent scale. The applicant stated that the respondent had entered into an agreement to pay the rent arrears.

The respondent did not dispute the allegations.

I find the statement in order and find the respondent in breach of his obligation to pay rent. I find the rent arrears to be \$26,877.78. An order shall issue requiring the respondent to pay the applicant rent arrears of \$26,877.78 and to pay future rent on time.

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Hal Logsdon  
Rental Officer