

IN THE MATTER between **INUVIK HOUSING AUTHORITY**, Applicant, and
BILLY OMILGOITUK AND MERCY OMILGOITUK, Respondents;

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 **INUVIK, NT**.

BETWEEN:

INUVIK HOUSING AUTHORITY

Applicant/Landlord

- and -

BILLY OMILGOITUK AND MERCY OMILGOITUK

Respondents/Tenants

EVICITION ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 63(4)(a) of the *Residential Tenancies Act*, the respondents shall be evicted from the premises known as RV 163 – 22B Raven Street, Inuvik, NT on September 30, 2014.

DATED at the City of Yellowknife, in the Northwest Territories this 11th day of
September, 2014.

Hal Logsdon
Rental Officer

IN THE MATTER between **INUVIK HOUSING AUTHORITY**, Applicant, and
BILLY OMILGOITUK AND MERCY OMILGOITUK, 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:

INUVIK HOUSING AUTHORITY

Applicant/Landlord

-and-

BILLY OMILGOITUK AND MERCY OMILGOITUK

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: September 9, 2014

Place of the Hearing: Inuvik, NT

Appearances at Hearing: Kim Burns, representing the applicant
Diane Day, representing the applicant
Billy Omilgoituk, respondent
Mercy Omilgoituk, respondent

Date of Decision: September 9, 2014

REASONS FOR DECISION

The tenancy agreement between the parties was made for a term commencing on June 1, 2014 and ending on June 30, 2014. The premises are subsidized public housing. A tenancy agreement made for a term of 31 days or less for subsidized public housing is not automatically renewed. These tenancy agreements do not require any formal notice by the landlord, although in this case the applicant did inform the respondents of their intention to not renew the agreement. Therefore the tenancy agreement was terminated on June 30, 2014 in accordance with the *Residential Tenancies Act*.

In order to issue an eviction order I must also find that the eviction is justified. Clearly, the respondents have breached their obligation to pay rent or to clear the rent arrears as they agreed to do. In my opinion, the eviction order is justified.

Hal Logsdon
Rental Officer