

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **ROGER BISSON AND LISA BISSON**, 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 **YELLOWKNIFE, NT**.

BETWEEN:

YELLOWKNIFE HOUSING AUTHORITY

Applicant/Landlord

- and -

ROGER BISSON AND LISA BISSON

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 two thousand six hundred eighty four dollars (\$2684.00).
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 1466 Gitzel Street, Yellowknife, NT shall be terminated on November 18, 2014 and the respondents shall vacate the premises on that date, unless the rent arrears in the amount of two thousand six hundred eighty four dollars (\$2684.00) are paid in full.

DATED at the City of Yellowknife, in the Northwest Territories this 30th day of October,
2014.

Hal Logsdon
Rental Officer

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **ROGER BISSON AND LISA BISSON**, 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:

YELLOWKNIFE HOUSING AUTHORITY

Applicant/Landlord

-and-

ROGER BISSON AND LISA BISSON

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: **October 29, 2014**

Place of the Hearing: **Yellowknife, NT**

Appearances at Hearing: **Ella Newhook, representing the applicant**

Date of Decision: **October 29, 2014**

REASONS FOR DECISION

The respondents were sent Notices of Attendance by registered mail which were confirmed delivered. The respondents failed to appear at the hearing and the hearing was held in their absence.

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 terminating the tenancy agreement and evicting the tenants unless the rent arrears were promptly paid. The applicant stated that they believed that the tenants were attending school and not currently occupying the premises, however their adult son, who was listed as an occupant, was living in the unit. The applicant stated that the respondents had not indicated when or if they intend to return to the premises. The premises are subsidized public housing.

The applicant provided a statement of the rent account which indicated a balance of rent owing of \$2684. The applicant stated that all of the rent had been calculated on the reported income of the respondents except the October, 2014 rent which was assessed at the unsubsidized rate of \$1625. The applicant stated that the respondents had not reported any income information in order to calculate a subsidized rent for that month.

I find the statement in order and find the respondents in breach of their obligation to pay rent. I find the application of the full unsubsidized rent to be reasonable. In my opinion, there are

sufficient grounds to terminate the tenancy agreement unless the rent arrears are promptly paid.

An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$2684 and terminating the tenancy agreement on November 18, 2014 unless those rent arrears are paid in full. An eviction order to be effective on November 19, 2014 unless the rent arrears of \$2684 are paid on or before November 18, 2014 shall be issued separately.

Hal Logsdon
Rental Officer