

IN THE MATTER between **ULUKHAKTOK HOUSING ASSOCIATION**, Applicant,
and **BETTY ANN KOPLOMIK**, 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 **ULUKHAKTOK, NT.**

BETWEEN:

ULUKHAKTOK HOUSING ASSOCIATION

Applicant/Landlord

- and -

BETTY ANN KOPLOMIK

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. The application is dismissed without prejudice.

DATED at the City of Yellowknife, in the Northwest Territories this 3rd day of
September, 2015.

Hal Logsdon
Rental Officer

IN THE MATTER between **ULUKHAKTOK HOUSING ASSOCIATION**, Applicant,
and **BETTY ANN KOPLOMIK**, 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:

ULUKHAKTOK HOUSING ASSOCIATION

Applicant/Landlord

-and-

BETTY ANN KOPLOMIK

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: **July 29, 2015**

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

Appearances at Hearing: **Sadie Joss, representing the applicant**
 Sheila Nasogaluak, representing the applicant
 Betty Ann Koplomik, respondent

Date of Decision: **July 29, 2015**

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 applicant withdrew the request for termination and eviction orders.

The applicant provided copies of tenant ledger cards and a lease balance statement in evidence.

The lease balance statement indicates a balance owing of \$11,995.55. The applicant sought relief in this amount.

The tenant ledger cards contain a closing balance as at March 31, 2015 of \$16,899. The lease balance statement indicates an opening balance on April 1, 2015 of \$9535.55. There are clearly transactions or adjustments which do not appear on either document but the applicant could not explain why there were differences between the closing and opening balances.

Whether or not the allegations of rent arrears are disputed by the tenant or not, a rental officer must be satisfied that the accounting and other evidence support the allegations. In this matter, I am not satisfied by the evidence that the amount of rent arrears is accurate.

Accordingly, the application is dismissed, but without prejudice. The applicant may file another application regarding the rent arrears.

Hal Logsdon
Rental Officer