

IN THE MATTER between **N.T.**, Applicant, and **A.R.**, 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:

**N.T.**

Applicant/Landlord

-and-

**A.R.**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** November 20, 2018

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

**Appearances at Hearing:** J.S., representing the applicant  
A.R., respondent  
B.A., representing the respondent

**Date of Decision:** November 20, 2018

**REASONS FOR DECISION**

The respondent is a tenant in a multi-unit public housing residence, specifically for senior citizens able to live independently. The applicant alleged that the respondent had been asked by another tenant to turn down his radio as it was interfering with the television program he was watching in the common room. The caretaker became involved and the respondent allegedly "head-butted" the caretaker. The applicant's representative did not have direct knowledge of the alleged incident nor were any witnesses called or affidavits produced.

The respondent's representative stated that although the respondent did not agree with every detail of the incident as outlined by the applicant, he did agree that some degree of disturbance caused by himself did occur. It is clear to me that there is some tension between the respondent and the caretaker and it is probably fair to conclude that both parties were, to some extent, part of the problem. The respondent has pledged to avoid unnecessary contact with the caretaker in order to avoid any future incidents.

I find the respondent in breach of his obligation to not disturb the landlord and other tenants in the residential complex. An order shall issue requiring the respondent to not breach this obligation again.

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Hal Logsdon  
Rental Officer