

IN THE MATTER between **PAULATUK HOUSING ASSOCIATION**, Applicant, and **ANNIE WOLKI**, 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, regarding the rental premises at **PAULATUK, NT**.

BETWEEN:

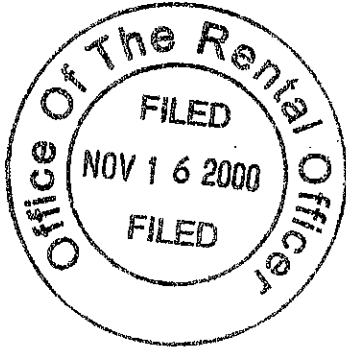
PAULATUK HOUSING ASSOCIATION

Applicant/Landlord

- and -

ANNIE WOLKI

Respondent/Tenant



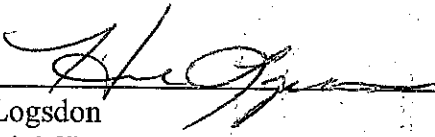
ORDER

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 four thousand twenty dollars and twelve cents (\$4020.12)
2. Pursuant to sections 43(3)(a) and 43(3)(b) of the *Residential Tenancies Act*, the respondent shall comply with the obligation to not disturb other tenants and shall not breach that obligation again.

3. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent shall pay all future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 16th day of November, 2000.



Hal Logsdon
Rental Officer

IN THE MATTER between PAULATUK HOUSING ASSOCIATION, Applicant, and ANNIE WOLKI, 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:

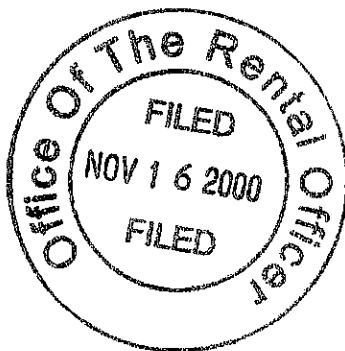
PAULATUK HOUSING ASSOCIATION

Applicant/Landlord

-and-

ANNIE WOLKI

Respondent/Tenant



REASONS FOR DECISION

Date of the Hearing: November 6, 2000

Place of the Hearing: Paulatuk, NT via teleconference

Appearances at Hearing: Anne Thrasher, representing the applicant

Date of Decision: November 6, 2000

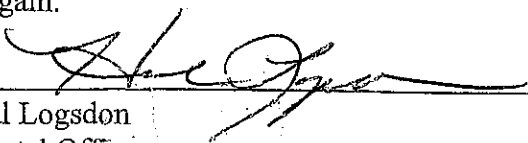
REASONS FOR DECISION

The respondent was served with a notice of attendance on November 5, 2000 but failed to appear at the hearing. The hearing was held in her absence.

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and by disturbing other tenants' quiet enjoyment of the residential complex. The applicant provided copies of the tenant ledger which indicated a balance of rent owing as at November 1, 2000 in the amount of \$4020.12. The applicant also provided copies of notices to the respondent outlining alleged incidents of disturbances in May and October, 2000. The applicant testified that she had direct knowledge of the October incident as she lived in the complex which is a duplex. The applicant did not request a specific remedy.

I accept the applicant's testimony and evidence as accurate and find that the respondent breached the tenancy agreement by failing to pay the lawful rent to the landlord and by disturbing other tenants in the residential complex. Given the applicant's reluctance to request termination I shall not consider termination of the tenancy agreement at this time. I note, however, that the last incident of disturbance was a rather serious matter and that the record of rent payment by the tenant is grounds in itself, in my opinion, to terminate this tenancy agreement.

An order shall be issued for the respondent to pay the applicant rent arrears of \$4020.12, to pay all future rent on time and to not disturb other tenants again.



Hal Logsdon
Rental Officer