

IN THE MATTER between **TULITA HOUSING ASSOCIATION**, Applicant, and **EDWARD KENNY AND COREEN ANDREW**, 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, regarding the rental premises at **TULITA, NT**.

BETWEEN:

**TULITA HOUSING ASSOCIATION**

Applicant/Landlord

- and -

**EDWARD KENNY AND COREEN ANDREW**

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 nineteen thousand three hundred thirty four dollars and four cents (\$19,334.04).
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 Unit #0050, Tulita, NT shall be terminated on August 31, 2007 and the respondents shall vacate the premises on that date, unless the rent arrears in the amount of nineteen thousand three hundred thirty four dollars and four cents (\$19,334.04) are paid in full.

DATED at the City of Yellowknife, in the Northwest Territories this 19th day of July, 2007.

Hal Logsdon  
Rental Officer

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BETWEEN:

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Applicant/Landlord

-and-

**EDWARD KENNY AND COREEN ANDREW**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** July 18, 2007

**Place of the Hearing:** Tulita, NT via teleconference

**Appearances at Hearing:** Helen Squirrel, representing the applicant

**Date of Decision:** July 18, 2007

**REASONS FOR DECISION**

The respondents were served with Notices of Attendance served by registered mail and 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 and sought an order requiring the respondents to pay the alleged rent arrears and terminating the tenancy agreement between the parties. The premises are subsidized public housing.

The applicant provided a copy of the tenant ledger which indicated a balance owing in the amount of \$19,334.04. The ledger indicates that no rent payments have been made by the respondent since March, 2007.

I find the ledger in order and find the respondents in breach of their obligation to pay rent. I find the rent arrears to be \$19,334.04. 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 \$19,334.04 and terminating the tenancy agreement on August 31, 2007 unless that amount is paid in full.

Hal Logsdon  
Rental Officer

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