

IN THE MATTER between **INUVIK HOUSING AUTHORITY**, Applicant, and **ADA RAYMOND AND MARCEL RAYMOND**, 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 **INUVIK, NT**.

BETWEEN:

INUVIK HOUSING AUTHORITY

Applicant/Landlord

- and -

ADA RAYMOND AND MARCEL RAYMOND

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 one thousand three hundred twenty six dollars and thirty seven cents (\$1326.37).

DATED at the City of Yellowknife, in the Northwest Territories this 18th day of January, 2002.

Hal Logsdon
Rental Officer

IN THE MATTER between **INUVIK HOUSING AUTHORITY**, Applicant, and **ADA RAYMOND AND MARCEL RAYMOND**, 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:

INUVIK HOUSING AUTHORITY

Applicant/Landlord

-and-

ADA RAYMOND AND MARCEL RAYMOND

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: January 8, 2002

Place of the Hearing: Inuvik, NT

Appearances at Hearing: Victoria Boudreau, representing the applicant

Date of Decision: January 18, 2002

REASONS FOR DECISION

The respondents were served with Notices of Attendance on December 18, 2001 but failed to appear at the hearing. The hearing was held in their absence.

The applicant testified that the tenancy was terminated on or about December 17, 2001 when the respondents vacated the rental premises. The applicant withdrew the request for termination and sought only an order for the payment of alleged rent arrears. The applicant provided a copy of the tenant ledger which indicated a balance of rent owing in the amount of \$3092. The ledger indicates that the full, unsubsidized rent was charged for the months of October, November and December. The applicant testified that the respondents failed to provide any income information for these months on which to calculate a rent geared to income. The December, 2001 rent was prorated to the date the respondents vacated the rental premises.

The applicant held a security deposit of \$1480 which was paid in two equal installments on February 3, 1998 and March 26, 1998. I calculate the interest to be \$285.63.

I find the respondents breached the tenancy agreement by failing to pay the lawful rent to the landlord. I find the rent arrears to be \$1326.37 calculated as follows:

Security deposit	\$1480.00
Interest	285.63
<u>Rent arrears</u>	<u>(3092.00)</u>
Amount due Applicant	\$1326.37

An order shall be issued for the respondents to pay the applicant rent arrears in the amount of \$1326.37.

Hal Logsdon
Rental Officer