

IN THE MATTER between **INUVIK HOUSING ASSOCIATION**, Applicant, and  
**DENNIS ALUNIK**, 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 **INUVIK, NT**.

BETWEEN:

**INUVIK HOUSING ASSOCIATION**

Applicant/Landlord

- and -

**DENNIS ALUNIK**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 43(3)(d) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the rental premises known as SY 1308, 8 Centennial Street, Inuvik, NT shall be terminated on January 15, 2003 and the respondent shall vacate the rental premises on that date.

DATED at the City of Yellowknife, in the Northwest Territories this 1st day of  
December, 2002.

---

Hal Logsdon  
Rental Officer

IN THE MATTER between **INUVIK HOUSING AUTHORITY**, Applicant, and  
**DENNIS ALUNIK**, 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:

**INUVIK HOUSING AUTHORITY**

Applicant/Landlord

-and-

**DENNIS ALUNIK**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** November 26, 2002

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

**Appearances at Hearing:** Victoria Boudreau, representing the applicant  
Dennis Alunik, respondent

**Date of Decision:** November 26, 2002

**REASONS FOR DECISION**

The applicant alleged that the respondent breached the tenancy agreement by disturbing other tenants' quiet enjoyment of the rental premises. The applicant provided copies of two incident reports prepared by security staff which indicated disturbances on November 6, 2002 and November 13, 2002.

A previous order was filed on October 5, 2001 requiring the respondent to comply with his obligation to not disturb other tenants in the future.

The respondent indicated that on both occasions the police had arrived at his apartment and taken him into custody due to his intoxication. He indicated that, in his opinion, the disturbances were not that severe.

I find the respondent breached the tenancy agreement by repeatedly disturbing other tenants. As there has already been a previous order, there does not appear to be any other remedy which will eliminate further disturbance other than termination of this tenancy agreement. I find sufficient grounds to terminate the tenancy and shall follow the applicant's suggestion that the tenancy be terminated on January 15, 2003.

---

Hal Logsdon  
Rental Officer