

IN THE MATTER between **YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION**, Applicant, and **RACHEL GOULET**, 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 **YELLOWKNIFE, NT**.

BETWEEN:

YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION

Applicant/Landlord

- and -

RACHEL GOULET

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 twelve thousand six hundred sixty nine dollars (\$12,669.00).
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 28th day of January, 2007.

Hal Logsdon
Rental Officer

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AND IN THE MATTER of a Hearing before **Hal Logsdon**, Rental Officer.

BETWEEN:

YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION

Applicant/Landlord

-and-

RACHEL GOULET

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: January 23, 2007

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Stephan Folkers, representing the applicant
Marilyn Colin, representing the applicant
Rachel Goulet, respondent

Date of Decision: January 23, 2007

REASONS FOR DECISION

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and sought an order requiring the respondent to pay the alleged rent arrears. The premises are subsidized public housing.

The applicant provided a copy of the rent ledger which indicated a balance of rent owing in the amount of \$15,770.05. The ledger indicates that the full unsubsidized rent of \$1523 was applied for the months of July, August, September, October, November and December, 2006 and January, 2007.

The respondent stated that she had not provided any income information on which to calculate the rents for July, August, September, October, November and December, 2006 and January, 2007.

The first entry on the ledger is a balance forward of \$3101.05. I shall not consider these alleged arrears as there is no evidence to indicate how these rent arrears accrued.

I find the respondent in breach of her obligation to pay rent and find rent arrears of \$12,669 calculated as follows:

Balance as per ledger	\$15,770.05
less balance fwd- Apr 1/06	<u>(3101.05)</u>

