

IN THE MATTER between **YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION**, Applicant, and **MONICA GODARD**, 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 -

MONICA GODARD

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 two thousand fifty four dollars (\$2054.00).
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

IN THE MATTER between **YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION**, Applicant, and **MONICA GODARD**, 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:

YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION

Applicant/Landlord

-and-

MONICA GODARD

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
Monica Godard, 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 \$3874. The ledger indicates that the full unsubsidized rent of \$1523 was applied for the months of December, 2006 and January, 2007. The applicant stated that the rent for December had been adjusted to \$32 bringing the balance owing to \$2383.

The respondent stated that she had not provided any income information on which to calculate the January, 2007 rent.

The first entry on the ledger is a balance forward of \$329. 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 \$2054 calculated as follows:

Balance as per ledger	\$3874
Reverse rent for December/06	(1523)
December rent	32
less balance fwd- Apr 1/06	<u>(329)</u>

Balance owing \$2054

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$2054 and to pay future rent on time. Should the respondent report her household income in accordance with the tenancy agreement, the rent shall be adjusted to that income.

Hal Logsdon
Rental Officer