

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,  
and **GISELE WISEMAN**, 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:

**YELLOWKNIFE HOUSING AUTHORITY**

Applicant/Landlord

- and -

**GISELE WISEMAN**

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 five thousand six hundred ninety two dollars (\$5692.00).

DATED at the City of Yellowknife, in the Northwest Territories this 6th day of June, 2008.

Hal Logsdon  
Rental Officer

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BETWEEN:

# YELLOWKNIFE HOUSING AUTHORITY

Applicant/Landlord

-and-

**GISELE WISEMAN**

Respondent/Tenant

## REASONS FOR DECISION

**Date of the Hearing:** **June 3, 2008**

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

**Appearances at Hearing:** Julie Forget, representing the applicant  
Gisele Wiseman, respondent

**Date of Decision:** **June 3, 2008**

### **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 and terminating the tenancy agreement between the parties. The premises are subsidized public housing.

The applicant provided a statement which indicated a balance of rent owing in the amount of \$6830. The full unsubsidized rent had been charged for the months of March, April, May and June, 2008.

The respondent stated that since the March, 2008 rent was at the full unsubsidized rate due to her income, she elected not to report her income for the following months because her income remained the same and she knew the full unsubsidized rent would continue to be charged.

The respondent stated that she had appealed a rent assessment and understood that a credit would be issued to her but she did not see it on the statement. The applicant confirmed that a credit of \$1138 should be applied to the arrears, bringing the balance owing to \$5692. The respondent did not dispute that amount.

The applicant provided a notice of termination she had provided to the landlord for June 30, 2008. Although the applicant stated that they were prepared to continue the tenancy agreement if an arrangement for the payment of arrears could be found, the respondent stated that she preferred to

terminate the agreement. The respondent's notice is in accordance with the Act, therefore no order for termination need be considered.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$5692.

Hal Logsdon  
Rental Officer

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