

IN THE MATTER between **YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION**, Applicant, and **BEN GOULET AND SUZANNE BEYONNIE**, 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 **NDILO, NT**.

BETWEEN:

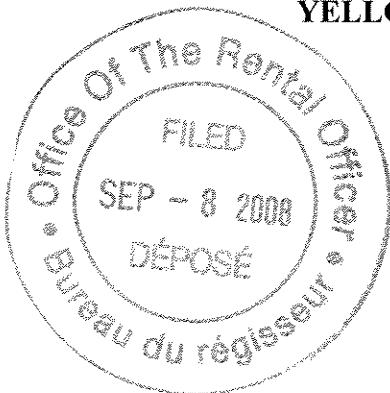
YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION

Applicant/Landlord

- and -

BEN GOULET AND SUZANNE BEYONNIE

Respondents/Tenants

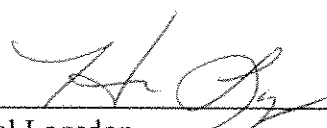


ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act* the respondent Ben Goulet shall pay the applicant rent arrears in the amount of forty two thousand three hundred four dollars (\$42,304.00).
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent Ben Goulet shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 4th day of September, 2008.



Hal Logsdon
Rental Officer

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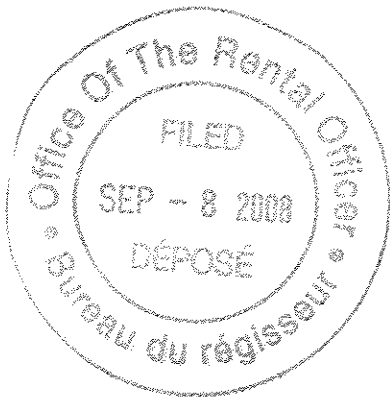
YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION

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REASONS FOR DECISION

<u>Date of the Hearing:</u>	September 2, 2008
<u>Place of the Hearing:</u>	Yellowknife, NT
<u>Appearances at Hearing:</u>	Stephan Folkers, representing the applicant Ben Goulet, respondent
<u>Date of Decision:</u>	September 2, 2008

REASONS FOR DECISION

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent and sought an order requiring the respondents to pay the alleged rent arrears and to pay future rent on time.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$42,304. The full unsubsidized rent of \$1398 has been charged for the months of April and May, 2008. The applicant provided an e-mail from the subsidy agent indicating that no income had been reported to enable a subsidized rent to be calculated for those months.

The applicant also provided a copy of the tenancy agreement which named only Ben Goulet as a tenant. Ms Beyonnie was included as an occupant on Schedule B of the agreement. Therefore any order made shall be made against Mr. Goulet as sole tenant.

Mr. Goulet did not dispute the allegations.

I find the application of the full unsubsidized rent to be reasonable but note that should Mr. Goulet comply with his obligation to report the household income in accordance with the tenancy agreement, the rent will be re-calculated based on the reported income.

I find the ledger in order and find the respondent, Ben Goulet, in breach of his obligation to pay rent. I find the rent arrears to be \$42,304. An order shall issue requiring the respondent, Ben Goulet, to pay the applicant rent arrears in the amount of \$42,304 and to pay future rent on time.

This decision was made known to the parties at the conclusion of the hearing.



Hal Logsdon
Rental Officer