

IN THE MATTER between **ULUKHAKTOK HOUSING ASSOCIATION**, Applicant,
and **LEONARD ALEEKUK**, 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 **ULUKHAKTOK, NT.**

BETWEEN:

ULUKHAKTOK HOUSING ASSOCIATION

Applicant/Landlord

- and -

LEONARD ALEEKUK

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 eighteen thousand four hundred thirty dollars and fifteen cents (\$18,430.15).
2. Pursuant to section 45(4)(a) of the *Residential Tenancies Act*, the respondent shall comply with his obligation to report the household income in accordance with the tenancy agreement.

3. 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 7th day of October, 2008.

Hal Logsdon
Rental Officer

IN THE MATTER between **ULUKHAKTOK HOUSING ASSOCIATION**, Applicant,
and **LEONARD ALEEKUK**, 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:

ULUKHAKTOK HOUSING ASSOCIATION

Applicant/Landlord

-and-

LEONARD ALEEKUK

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: September 30, 2008

Place of the Hearing: Ulukhaktok, NT, via teleconference

Appearances at Hearing: Karen Kitekudlak, representing the applicant

Date of Decision: September 30, 2008

REASONS FOR DECISION

The respondent was served with a Notice of Attendance sent by registered mail and confirmed delivered. The respondent failed to appear at the hearing and the hearing was held in his absence.

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

The applicant provided a copy of the tenant ledger which indicated a balance of rent owing in the amount of \$18,430.15. The full unsubsidized rent has been charged for the months of March, April, May, June, July, August and September, 2008. Correspondence from the subsidy agent confirms that the respondent has not provided any income information since February, 2008.

Article 6 of the tenancy agreement requires the tenant to provide household income information.

- 6. The Tenant promises to provide a subsidy agent appointed by the Landlord with an accurate report of the Tenant's income, the income of any occupant of the Premises, the size of the Tenant's family, and the number of occupants residing on the Premises, whenever, and as often as, the subsidy agent requests such a report.**

I find the respondent in breach of his obligation to report the household income and in breach of his obligation to pay rent. I find the rent arrears to be \$18,430.15. I find the application of the full

unsubsidized rent to be reasonable but note that the rents charged since March, 2008 will be adjusted accordingly if the respondent reports the household income.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$18,430.15, to report the household income in accordance with the tenancy agreement and to pay the monthly rent on time in the future.

Hal Logsdon
Rental Officer