

IN THE MATTER between **TULITA HOUSING ASSOCIATION**, Applicant, and
JOANNE LENNIE, 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 **TULITA, NT.**

BETWEEN:

TULITA HOUSING ASSOCIATION

Applicant/Landlord

- and -

JOANNE LENNIE

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 seventeen thousand three hundred seventy three dollars and eighty nine cents (\$17,373.89).

DATED at the City of Yellowknife, in the Northwest Territories this 30th day of October,
2008.

Hal Logsdon
Rental Officer

IN THE MATTER between **TULITA HOUSING ASSOCIATION**, Applicant, and
JOANNE LENNIE, Respondent.

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter
R-5 (the "Act");

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BETWEEN:

TULITA HOUSING ASSOCIATION

Applicant/Landlord

-and-

JOANNE LENNIE

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: **October 28, 2008**

Place of the Hearing: **Tulita, NT via teleconference**

Appearances at Hearing: **Helen Squirrel, representing the applicant**
 Lee-Ann Yakeleya, witness for the applicant

Date of Decision: **October 28, 2008**

REASONS FOR DECISION

The respondent was sent a Notice of Attendance by registered mail. As there was no confirmation of delivery, the rental officer attempted to contact the respondent by telephone. A voice mail message was left on the respondent's home telephone advising her of the place, date and time of the hearing. The respondent failed to appear at the hearing and the hearing was held in her absence.

The tenancy agreement between the parties was terminated in July, 2008 when the respondent vacated the premises. The applicant retained the security deposit (\$500) and interest (\$30.11) applying it against rent arrears (\$17,904) resulting in a balance owing of \$17,373.89. The applicant sought an order requiring the respondent to pay the remaining rent arrears of \$17,373.89. The premises are subsidized public housing.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance owing of \$17,373.89. The full unsubsidized rent has been assessed for the months of April, May, June and July, 2008. The applicant's witness, the subsidy agent, testified that the full unsubsidized rent had been assessed because the respondent had not provided any household information on which to calculate a rent in accordance with the *Public Housing Rental Subsidy Program*.

I find the ledger in order and find the rent arrears to be \$17,373.89. In my opinion, the application of the full unsubsidized rent for the months of April, May, June and July, 2008 is

reasonable.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$17,373.89.

Hal Logsdon
Rental Officer