

IN THE MATTER between **YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION**, Applicant, and **ANASTASIA MACKENZIE**, 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 **DETTAH, NT**.

BETWEEN:

YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION

Applicant/Landlord

- and -

ANASTASIA MACKENZIE

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 twenty two thousand six hundred thirty three dollars (\$22,633).
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 19th day of December, 2008.

Hal Logsdon
Rental Officer

IN THE MATTER between **YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION**, Applicant, and **ANASTASIA MACKENZIE**, 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-

ANASTASIA MACKENZIE

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: December 16, 2008

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Stephan Folkers, representing the applicant
Anastasia Mackenzie, respondent

Date of Decision: December 16, 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 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 \$22,633. The full unsubsidized rent has been applied for the months of November and December, 2007 and for every month in 2008. A memo from the subsidy agent, provided in evidence by the applicant, indicated that no income information had been supplied by the respondent to enable the calculation of a subsidized rent for those months.

The respondent did not dispute the allegations.

I find the ledger in order and find the application of the full unsubsidized rent to be reasonable. Should the respondent provide the household income information to the subsidy agent in accordance with the tenancy agreement, the rent shall be adjusted as necessary to reflect the household income. I find the rent arrears to be \$22,633.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$22,633 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