

IN THE MATTER between **YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION**, Applicant, and **JOHANNE BLACK**, 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 **NDILO, NT**.

BETWEEN:

**YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION**

Applicant/Landlord

- and -

**JOHANNE BLACK**

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 four thousand four hundred fifty seven dollars (\$24,457.00).
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 14th day of January, 2009.

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Hal Logsdon  
Rental Officer

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BETWEEN:

**YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION**

Applicant/Landlord

-and-

**JOHANNE BLACK**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** January 7, 2009

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

**Appearances at Hearing:** Stephan Folkers, representing the applicant

**Date of Decision:** January 7, 2009

**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 her absence.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$24,457. The full unsubsidized rent has been applied in every month in 2008 and in January, 2009. A letter from the subsidy agent states that the respondent failed to report any income on which to base a subsidized rent for those months.

I find the statement in order and find the application of the full unsubsidized rent to be reasonable. I note that the rent will be adjusted to a rent based on income if the respondent reports the household income to the subsidy agent as required by the tenancy agreement.

I find the respondent in breach of her obligation to pay rent and find the rent arrears to be \$24,457. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$24,457 and to pay future rent on time.

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Hal Logsdon  
Rental Officer