

IN THE MATTER between **ULUKHAKTOK HOUSING ASSOCIATION**, Applicant,
and **JAMES EKPAKOHAK**, 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 -

JAMES EKPAKOHAK

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 one thousand one hundred seventy nine dollars (\$1179.00).
2. Pursuant to section 42(3)(e) of the *Residential Tenancies Act*, the respondent shall pay the applicant repair costs and call-out charges in the amount of four hundred forty four dollars and ninety six cents (\$444.96).
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 8th day of April,
2009.

Hal Logsdon
Rental Officer

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BETWEEN:

ULUKHAKTOK HOUSING ASSOCIATION

Applicant/Landlord

-and-

JAMES EKPAKOHAK

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: March 31, 2009

Place of the Hearing: Ulukhaktok, NT via teleconference

Appearances at Hearing: Karen Kitekudlak, representing the applicant
James Ekpakohak, respondent

Date of Decision: March 31, 2009

REASONS FOR DECISION

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and by failing to pay for repair costs and call-out charges for opening the entry door to the premises after the respondent had locked himself out. The premises are subsidized public housing.

The applicant provided a copy of the rent ledger in evidence which indicated a balance of rent owing in the amount of \$1179. The applicant also provided work orders and a tenant damage ledger in evidence outlining various repairs and numerous call-out charges to assist the tenant after he had locked himself out of the house. The applicant testified that the repairs were made necessary due to the negligence of the respondent. The ledger indicates a balance owing in the amount of \$444.96.

The respondent did not dispute the allegations.

I find the ledgers in order. I find the rent arrears to be \$1179. I find that the repairs were made necessary due to damage to the premises caused by the tenant or persons he permitted in the premises and find the repair costs reasonable. I find the balance of the repair and call-out charges owing to be \$444.96.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$1179 and repair

and call out charges in the amount of \$444.96. The order shall also require the respondent to pay future rent on time.

Hal Logsdon
Rental Officer