

IN THE MATTER between **ULUKHAKTOK HOUSING ASSOCIATION**, Applicant,  
and **SHANNON KANAYOK**, 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 -

**SHANNON KANAYOK**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. 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 three hundred eighty eight dollars and thirty seven cents (\$388.37).

DATED at the City of Yellowknife, in the Northwest Territories this 8th day of April,  
2009.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **ULUKHAKTOK HOUSING ASSOCIATION**, Applicant,  
and **SHANNON KANAYOK**, 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-

**SHANNON KANAYOK**

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  
Shannon Kanayok, respondent

**Date of Decision:** March 31, 2009

**REASONS FOR DECISION**

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

The applicant also provided a copy of the tenant damage ledger and a work orders which indicated that numerous call-outs had been charged to the respondent to unlock the door to the premises. One work order described painting of one bedroom due to extensive markings on the walls. The ledger indicates a current balance owing of \$388.37.

The respondent did not dispute the charges.

I find the ledgers in order and find the respondent in breach of her obligation to pay the call out charges and repair costs. I find the balance owing to be \$388.37.

An order shall issue requiring the respondent to pay the applicant the call-out charges and repair costs in the amount of \$388.37.

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Hal Logsdon  
Rental Officer