

IN THE MATTER between **YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION**, Applicant, and **TERRI TSETTA**, 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 -

**TERRI TSETTA**

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 sixty one thousand eight hundred fifty seven dollars and eighty four cents (\$61,857.84).
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 29th of October, 2009.

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Hal Logsdon  
Rental Officer

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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-

**TERRI TSETTA**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:**                      **October 28, 2009**

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

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

**Date of Decision:**                      **October 28, 2009**

**REASONS FOR DECISION**

The respondent was personally served with a Notice of Attendance but failed to appear at the hearing. The hearing was held in her absence.

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 premises are subsidized public housing.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$61,857.84. The full unsubsidized rent has been applied in every month since April, 2006. The applicant provided a letter from the subsidy agent confirming that the respondent has never made application for a subsidy.

I find the ledger in order and find the application of the full unsubsidized rent to be reasonable. If the tenant fails to report the household income to the subsidy agent, the application of the full unsubsidized rent is reasonable. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$61,857.84 and to pay future rent on time.

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Hal Logsdon  
Rental Officer