

IN THE MATTER between **DELINE HOUSING ASSOCIATION**, Applicant, and
GEORGE TAKAZO, 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 **DELINE, NT**.

BETWEEN:

DELINE HOUSING ASSOCIATION

Applicant/Landlord

- and -

GEORGE TAKAZO

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 eight thousand four hundred eighty seven dollars and forty one cents (\$8487.41).
2. Pursuant to sections 41(4)(c) and 83(2) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Unit 8, Deline, NT shall be terminated on December 15, 2009 and the respondent shall vacate the premises on that date, unless the rent arrears are paid in full.

DATED at the City of Yellowknife, in the Northwest Territories this 1st day of
December, 2009.

Hal Logsdon
Rental Officer

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GEORGE TAKAZO, Respondent.

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter
R-5 (the "Act");

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BETWEEN:

DELINE HOUSING ASSOCIATION

Applicant/Landlord

-and-

GEORGE TAKAZO

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: November 25, 2009

Place of the Hearing: Deline, NT

Appearances at Hearing: Phebie Kenny, representing the applicant

Date of Decision: November 25, 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 his 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 terminating the tenancy agreement between the parties. The premises are subsidized public housing.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing as at November 6, 2009 in the amount of \$8455.41. The applicant stated that the November, 2009 rent had been assessed at \$32 but had not been posted to the ledger. The applicant stated that no additional payments of rent had been received, bringing the balance owing to \$8487.41. The applicant provided a copy of the Public Housing Subsidy Summary Report in evidence and stated that all of the rent assessments had been adjusted to the household income of the tenant.

I find the ledger in order and find the respondent in breach of his obligation to pay rent. I find the rent arrears to be \$8487.41. In my opinion there are sufficient grounds to terminate the tenancy agreement unless the rent arrears are promptly paid.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of

\$8487.41 and terminating the tenancy agreement between the parties on December 15, 2009.

Hal Logsdon
Rental Officer