

IN THE MATTER between **DELINE HOUSING ASSOCIATION**, Applicant, and  
**CHARLOTTE TETSO**, 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 -

**CHARLOTTE TETSO**

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 two thousand fifty four dollars and fourteen cents (\$2054.14).

DATED at the City of Yellowknife, in the Northwest Territories this 11th day of January,  
2010.

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Hal Logsdon  
Rental Officer

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BETWEEN:

**DELINE HOUSING ASSOCIATION**

Applicant/Landlord

-and-

**CHARLOTTE TETSO**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** January 5, 2010

**Place of the Hearing:** Deline, NT via teleconference

**Appearances at Hearing:** Phebie Kenny, representing the applicant

**Date of Decision:** January 5, 2010

**REASONS FOR DECISION**

The respondent was contacted by registered mail in November, 2009 requesting that she contact the rental officer to arrange to appear at a hearing by telephone since she was no longer living in Deline. She was advised that if she failed to contact the rental officer, the hearing would be held in Deline. The respondent did not contact the rental officer and was sent a Notice of Attendance for the hearing by registered mail. She did not pick up the notice until after the hearing or appear at the hearing. The hearing was held in her absence.

The tenancy agreement between the parties was terminated on August 26, 2009 when the respondent vacated the premises. The applicant retained the security deposit and accrued interest (\$266.86), applying it against rent arrears (\$2321) resulting in a balance owing the applicant of \$2054.14. The applicant sought an order requiring the respondent to pay that amount. The applicant provided a copy of the tenant ledger in evidence. The premises are subsidized public housing. The applicant stated that all of the assessed rent was based on the respondent's household income.

I find the statement in order and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$2054.14. A order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$2054.14.

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Hal Logsdon  
Rental Officer