

IN THE MATTER between **TULITA HOUSING ASSOCIATION**, Applicant, and  
**JEANNIE BAVARD**, 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 **TULITA, NT.**

BETWEEN:

**TULITA HOUSING ASSOCIATION**

Applicant/Landlord

- and -

**JEANNIE BAVARD**

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 eleven thousand nine hundred fifty dollars and forty one cents (\$11,950.41).
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 22nd day of January,  
2010.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **TULITA HOUSING ASSOCIATION**, Applicant, and  
**JEANNIE BAVARD**, 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:

**TULITA HOUSING ASSOCIATION**

Applicant/Landlord

-and-

**JEANNIE BAVARD**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** January 14, 2010

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

**Appearances at Hearing:** Helen Squirrel, representing the applicant  
Rosa Etchinelle, witness for the applicant

**Date of Decision:** January 14, 2010

### **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 her absence.

The applicant alleged that the respondent has 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 in the amount of \$11,950.41. The full unsubsidized rent was assessed in December, 2009 and January, 2010. The applicant's witness, the subsidy agent, testified that the respondent had failed to provide any income information on which to set the rents for those months. As well, the respondent's tenancy agreement expired on September 30, 2009 and the parties have not executed another agreement.

The applicant stated that the respondent lives with a senior citizen and they do not wish to terminate the tenancy agreement and deprive the senior of a home. The applicant withdrew the request to terminate the tenancy agreement.

I find the ledger in order and find the respondent in breach of her obligation to pay rent. I find the application of the full unsubsidized rent to be reasonable. I find the rent arrears to be \$11,950.41.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$11,950.41 and to pay future rent on time.

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Hal Logsdon  
Rental Officer