

IN THE MATTER between **NORTH SLAVE HOUSING CORPORATION**,
Applicant, and **CHRISTINE WOODS**, 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 **YELLOWKNIFE, NT**.

BETWEEN:

NORTH SLAVE HOUSING CORPORATION

Applicant/Landlord

- and -

CHRISTINE WOODS

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 84(3) and 41(4)(a) of the *Residential Tenancies Act*, the previous order (file #10-10878, filed on September 3, 2009) is rescinded and the respondent is ordered to pay the applicant rent arrears in the amount of two thousand one hundred sixteen dollars (\$2116.00).
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 Apartment A, 5023 54th Street, Yellowknife, NT shall be terminated on April 15, 2010 and the respondent shall vacate the premises on that date, unless the rent arrears in the amount of two thousand one

hundred sixteen dollars (\$2116.00) are paid in full.

DATED at the City of Yellowknife, in the Northwest Territories this 25th day of March,
2010.

Hal Logsdon
Rental Officer

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Applicant, and **CHRISTINE WOODS**, 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:

NORTH SLAVE HOUSING CORPORATION

Applicant/Landlord

-and-

CHRISTINE WOODS

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: March 24, 2010

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Roberta Bulmer, representing the applicant

Date of Decision: March 25, 2010

REASONS FOR DECISION

The respondent was served with a Notice of Attendance sent by registered mail and confirmed delivered. The respondent contacted the rental office by phone on the morning of the hearing and sought an adjournment because she was ill. She agreed to attend the hearing by phone. She was called twice at the time indicated on the Notice of Attendance but did not answer the telephone. 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 terminating the tenancy agreement. The premises are subsidized public housing.

A previous order (file #10-10878, filed on September 3, 2009) required the respondent to pay the monthly rent on time and to pay an additional \$100/month until the rent arrears of \$1238 were paid in full. Another previous order (file #10-11079, filed on December 15, 2009) has been satisfied.

The respondent provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$2116. The ledger indicates that no payments of rent or arrears have been received since January 15, 2010.

I find the ledger in order and find the respondent in breach of her obligation to pay rent and in

breach of the previous order, #10-10878. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the full amount of arrears are promptly paid.

The previous order (#10-10878) shall be rescinded and the respondent ordered to pay the balance of rent owing of \$2116. The tenancy agreement shall be terminated on April 15, 2010 unless that amount is paid in full.

Hal Logsdon
Rental Officer