

IN THE MATTER between **PAULATUK HOUSING ASSOCIATION**, Applicant, and  
**BILL WOLKI AND FRANCES WOLKI**, Respondents;

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 **PAULATUK, NT**.

BETWEEN:

**PAULATUK HOUSING ASSOCIATION**

Applicant/Landlord

- and -

**BILL WOLKI AND FRANCES WOLKI**

Respondents/Tenants

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of twenty seven thousand nine hundred five dollars and sixty two cents (\$27,905.62).

DATED at the City of Yellowknife, in the Northwest Territories this 9th day of April,  
2010.

---

Hal Logsdon  
Rental Officer

IN THE MATTER between **PAULATUK HOUSING ASSOCIATION**, Applicant, and  
**BILL WOLKI AND FRANCES WOLKI**, Respondents.

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:

**PAULATUK HOUSING ASSOCIATION**

Applicant/Landlord

-and-

**BILL WOLKI AND FRANCES WOLKI**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** April 8, 2010

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

**Appearances at Hearing:** Keith Dowling, representing the applicant

**Date of Decision:** April 8, 2010

### **REASONS FOR DECISION**

The respondents vacated the rental premises in September, 2009 and are attending school in Inuvik. Both the *Application to a Rental Officer* and the *Notice of Attendance* were served on the respondents by registered mail c/o Aurora College. Although the items were not signed for by the respondents, the applicant testified that he had recently met the respondents at the Inuvik airport and they indicated to him that they had received the documents and did not intend to attend the hearing. I am confident that the respondents received the documents and had the opportunity to appear at the hearing in person or by telephone. As they did not appear, the hearing was held in their absence.

The applicant alleged that the respondents breached the tenancy agreement by failing to pay rent and sought an order requiring the respondents to pay the alleged rent arrears. The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$27,905.62. The premises are subsidized public housing. All of the rent assessed has been calculated on the household income of the respondents.

I find the ledger in order and find the respondents in breach of their obligation to pay rent. I find the rent arrears to be \$27,905.62.

An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$27,905.62.

---

Hal Logsdon  
Rental Officer