

IN THE MATTER between **FORT SIMPSON HOUSING AUTHORITY**, Applicant,  
and **MIRANDA ISAIAH**, 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 **FORT SIMPSON, NT.**

BETWEEN:

**FORT SIMPSON HOUSING AUTHORITY**

Applicant/Landlord

- and -

**MIRANDA ISAIAH**

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 seven hundred twenty nine dollars and seventy cents (\$11,729.70).

DATED at the City of Yellowknife, in the Northwest Territories this 15th day of June,  
2010.

---

Hal Logsdon  
Rental Officer

IN THE MATTER between **FORT SIMPSON HOUSING AUTHORITY**, Applicant,  
and **MIRANDA ISAIAH**, 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:

**FORT SIMPSON HOUSING AUTHORITY**

Applicant/Landlord

-and-

**MIRANDA ISAIAH**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:**                      **June 10, 2010**

**Place of the Hearing:**                      **Fort Simpson, NT via teleconference**

**Appearances at Hearing:**                      **Karen Douglas, representing the applicant**

**Date of Decision:**                      **June 10, 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 had breached the tenancy agreement by failing to pay rent and sought an order requiring the respondent to pay the alleged rent arrears. The premises are subsidized public housing. The applicant stated that the tenancy agreement between the parties was made for a term which expired on May 31, 2010. The applicant stated that they did not intend to renew the tenancy agreement and withdrew their request for a termination order.

The applicant provided a statement of the rent account in evidence which indicated a balance of rent owing in the amount of \$11,729.70. The full unsubsidized rent has been applied in each month from January to May, 2010. A letter from the subsidy agent indicates that the respondent has not submitted any income information on which to calculate rents for those months.

I find the statement in order and find the application of the full unsubsidized rent to be reasonable. I find the respondent in breach of her obligation to pay rent and find the rent arrears to be \$11,729.70.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$11,729.70.

---

Hal Logsdon  
Rental Officer