

IN THE MATTER between **YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION**, Applicant, and **LOUISE BEAULIEU**, 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 **DETTAH, NT**.

BETWEEN:

YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION

Applicant/Landlord

- and -

LOUISE BEAULIEU

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 thirty thousand nine hundred fifty dollars and sixty nine cents (\$30,950.69).
2. Pursuant to section 41(4)(c) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Unit 412, Dettah, NT shall be terminated on August 31, 2010 and the respondent shall vacate the premises on that date.

DATED at the City of Yellowknife, in the Northwest Territories this 29th day of July, 2010.

Hal Logsdon
Rental Officer

IN THE MATTER between **YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION**, Applicant, and **LOUISE BEAULIEU**, 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:

YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION

Applicant/Landlord

-and-

LOUISE BEAULIEU

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: July 28, 2010

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Stephan Folkers, representing the applicant
Louise Beaulieu, respondent

Date of Decision: July 28, 2010

REASONS FOR DECISION

The style of cause of this order has been changed to reflect the legal name of the applicant.

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.

The applicant provided a copy of the tenant ledger which indicated a balance of rent owing in the amount of \$30,950.69. The full unsubsidized rent of \$1418 has been charged in the months of June and July, 2010. The applicant testified that the respondent failed to provide any income information in order to consider a subsidized rent for those months.

The respondent did not dispute the allegations.

The tenant ledger indicates that the respondent has paid no rent whatsoever since May, 2006. Copies of notices sent to the respondent and presented in evidence show that the tenant was made aware of the rent arrears and her obligation to pay rent. On several occasions the applicant offered to consider a repayment plan and invited the respondent to attend their office to discuss the matter. None of these measures appear to have had any effect.

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 in June and July, 2010 to be reasonable. I find the rent

arrears to be \$30,950.69. In my opinion, there are sufficient grounds to terminate this tenancy agreement.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$30,950.69 and terminating the tenancy agreement on August 31, 2010.

This decision was made known to the parties at the conclusion of the hearing.

Hal Logsdon
Rental Officer