

IN THE MATTER between **INUVIK HOUSING AUTHORITY**, Applicant, and
TERESA THRASHER, Respondent;

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter
R-5 and amendments thereto;

AND IN THE MATTER of a Hearing before, **HAL LOGSDON**, Rental Officer,
regarding the rental premises at **INUVIK, NT**.

BETWEEN:

INUVIK HOUSING AUTHORITY

Applicant/Landlord

- and -

TERESA THRASHER

Respondent/Tenant

EVICITION ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 63(4)(a) of the *Residential Tenancies Act*, the respondent shall be evicted from the premises known as Apartment 111, 60 Bompas Street, Inuvik, NT on December 10, 2010.

DATED at the City of Yellowknife, in the Northwest Territories this 26th day of
November, 2010.

Hal Logsdon
Rental Officer

IN THE MATTER between **INUVIK HOUSING AUTHORITY**, Applicant, and
TERESA THRASHER, 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:

INUVIK HOUSING AUTHORITY

Applicant/Landlord

-and-

TERESA THRASHER

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: November 23, 2010

Place of the Hearing: Inuvik, NT

Appearances at Hearing: Victoria Boudreau, representing the applicant
Teresa Thrasher, respondent

Date of Decision: November 23, 2010

REASONS FOR DECISION

The tenancy agreement between the parties was terminated on September 30, 2010 by the expiry of a tenancy agreement for subsidized public housing made for a term of 31 days or less pursuant to section 51(4) of the *Residential Tenancies Act*.

The parties did not enter into another tenancy agreement and the respondent remains in possession of the premises.

In my opinion, the eviction is justified for the following reasons:

A landlord is not obligated to renew a tenancy agreement made for a term of 31 days or less for subsidized public housing.

The respondent was offered a term tenancy agreement of 30 days because she had previously repeatedly disturbed other tenants in the residential complex. She was advised that the tenancy agreement would not be renewed.

Another disturbance was reported to the landlord during the 30 day term.

Hal Logsdon
Rental Officer