

IN THE MATTER between **YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION**, Applicant, and **SHANNON BETSINA**, Respondent;

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

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

BETWEEN:

YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION

Applicant/Landlord

- and -

SHANNON BETSINA

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 four thousand nine hundred forty dollars and eighty eight cents (\$4940.88).
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent shall pay future rent on time.
3. Pursuant to sections 43(3)(a) and 43(3)(b) of the *Residential Tenancies Act*, the respondent shall comply with her obligation to not disturb other tenants and shall not

create any disturbances in the future.

DATED at the City of Yellowknife, in the Northwest Territories this 19th day of January,
2011.

Hal Logsdon
Rental Officer

IN THE MATTER between **YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION**, Applicant, and **SHANNON BETSINA**, 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-

SHANNON BETSINA

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: January 10, 2011

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Rose Black, representing the applicant

Date of Decision: January 10, 2011

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 by disturbing other tenants in the residential complex. The applicant sought an order requiring the respondent to pay the alleged rent arrears and to comply with her obligation to not disturb other tenants. The premises are subsidized public housing.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$4940.88. The full unsubsidized rent has been applied in December, 2010 and January, 2011. The applicant testified that the respondent had failed to report any income information on which to calculate a rent based on the household income.

The applicant also testified that they had received several complaints concerning loud parties at the premises. Several notices, provided in evidence, have been served on the respondent warning her of the complaints.

I find the respondent in breach of her obligation to pay rent and her obligation to not disturb other tenants. I find the application of the full unsubsidized rent to be reasonable and find rent arrears of \$4940.88.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$4940.88 and requiring her to comply with her obligation to not disturb other tenants and not create any future disturbances.

Hal Logsdon
Rental Officer