

IN THE MATTER between **BEHCHOKO KO GHA K'AODEE**, Applicant, and
JOYCE QUITTE, 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 **BEHCHOKO, NT**.

BETWEEN:

BEHCHOKO KO GHA K'AODEE

Applicant/Landlord

- and -

JOYCE QUITTE

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 two thousand five hundred twenty four dollars and fourteen cents (\$2524.14).
2. Pursuant to sections 41(4)(c) and 83(2) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as 650C Whagwe Tili, Behchoko, NT shall be terminated on April 30, 2011 and the respondent shall vacate the premises on that date, unless the rent arrears in the amount of two thousand five hundred twenty four dollars and fourteen cents (\$2524.14) are paid in full.

3. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 8th day of April,
2011.

Hal Logsdon
Rental Officer

IN THE MATTER between **BEHCHOKO KO GHA K'AODEE**, Applicant, and
JOYCE QUITTE, 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:

BEHCHOKO KO GHA K'AODEE

Applicant/Landlord

-and-

JOYCE QUITTE

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: April 7, 2011

Place of the Hearing: Behchoko, NT

Appearances at Hearing: Rose Dryneck, representing the applicant

Date of Decision: April 7, 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 sought an order requiring the respondent to pay the alleged rent and terminating the tenancy agreement. The premises are subsidized public housing.

The applicant provided copies of the tenant ledger which indicated a balance of rent owing in the amount of \$2524.14. The applicant stated that the full unsubsidized rent had been applied in April, 2011 because the respondent had not provided any income information on which to calculate a subsidized rent for that month. The applicant testified that all of the other rent assessments were calculated on the respondent's reported household income.

I find the application of the full unsubsidized rent to be reasonable. I find the ledger in order and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$2524.14. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the rent arrears are paid in full.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$2524.14 and terminating the tenancy agreement on April 30, 2011 unless the rent arrears are

paid in full. Should the tenancy continue, the respondent is also ordered to pay future rent on time.

Hal Logsdon
Rental Officer