

IN THE MATTER between **TULITA HOUSING ASSOCIATION**, Applicant, and
TRACY YAKELEYA, 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 **TULITA, NT**.

BETWEEN:

TULITA HOUSING ASSOCIATION

Applicant/Landlord

- and -

TRACY YAKELEYA

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 one thousand four hundred thirty one dollars (\$1431.00).
2. Pursuant to section 41(4)(c) and 83(2) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as #0076, Tulita, NT shall be terminated on June 9, 2011 and the respondent shall vacate the premises on that date, unless rent arrears in the amount of one thousand four hundred thirty one dollars (\$1431.00) are paid in full.

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

Hal Logsdon
Rental Officer

IN THE MATTER between **TULITA HOUSING ASSOCIATION**, Applicant, and
TRACY YAKELEYA, 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:

TULITA HOUSING ASSOCIATION

Applicant/Landlord

-and-

TRACY YAKELEYA

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: May 19, 2011

Place of the Hearing: Yellowknife, NT via teleconference

Appearances at Hearing: Helen Squirrel, representing the applicant

Date of Decision: May 19, 2011

REASONS FOR DECISION

The respondent was personally served with a Notice of Attendance but failed to appear at the hearing. 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, terminating the tenancy agreement and evicting the respondent. 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 \$3069. The full unsubsidized rent of \$1670 has been applied in March, 2011. The applicant stated that the March rent should be adjusted to \$32, bring the balance owing to \$1431. All other rents have been adjusted to the household income.

I find the respondent in breach of her obligation to pay rent and find the rent arrears to be \$1431.

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 \$1431 and terminating the tenancy agreement on June 9, 2011 unless those arrears are paid in full.

Hal Logsdon
Rental Officer