

IN THE MATTER between **DELINE HOUSING ASSOCIATION**, Applicant, and  
**ERMA BATON AND TREVOR TAYLOR**, Respondents;

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

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

BETWEEN:

**DELINE HOUSING ASSOCIATION**

Applicant/Landlord

- and -

**ERMA BATON AND TREVOR TAYLOR**

Respondents/Tenants

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of one thousand four dollars (\$1004.00).
2. Pursuant to section 67(4) of the *Residential Tenancies Act*, the respondents shall pay the applicant compensation for use and occupation of the rental premises after the tenancy agreement was terminated in the amount of four thousand thirty four dollars (\$4034.00).

DATED at the City of Yellowknife, in the Northwest Territories this 7th day of August,  
2011.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **DELINE HOUSING ASSOCIATION**, Applicant, and  
**ERMA BATON AND TREVOR TAYLOR**, Respondents.

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:

**DELINE HOUSING ASSOCIATION**

Applicant/Landlord

-and-

**ERMA BATON AND TREVOR TAYLOR**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:**                      **June 29, 2011**

**Place of the Hearing:**                      **Deline, NT**

**Appearances at Hearing:**                      **Phebie Kenny, representing the applicant**  
   **Trevor Taylor, respondent**  
   **Erma Baton, respondent**

**Date of Decision:**                              **June 29, 2011**

**REASONS FOR DECISION**

The tenancy agreement between the parties was terminated by order on November 30, 2010 (file #20-11638, filed on October 27, 2010). That order required the respondents to pay rent arrears to October 31, 2010. The applicant alleged that the respondents had not paid the rent for November, 2010 and had not vacated the premises until the end of January, 2011. The applicant sought an order requiring the respondents to pay the November, 2010 rent of \$1004 and compensation for use and occupation of the rental premises in December, 2010 and January, 2011 in the amount of \$4034. The premises are subsidized public housing.

The respondents did not dispute the allegations.

Taking into consideration the previous order, I find additional rent arrears for the month of November, 2010 in the amount of \$1004. The compensation for use and occupation is based on the full unsubsidized rent of \$2017/month. I find this amount to be reasonable.

An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$1004 and compensation for use and occupation of the rental premises after the tenancy agreement was terminated in the amount of \$4034.

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Hal Logsdon  
Rental Officer