

IN THE MATTER between **TULITA HOUSING ASSOCIATION**, Applicant, and  
**BEATRICE KOSH**, 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 -

**BEATRICE KOSH**

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 seven thousand sixty six dollars (\$7066.00).
2. Pursuant to section 41(4)(c) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Unit #0071, Tulita, NT shall be terminated on November 10, 2011 and the respondent shall vacate the premises on that date.

DATED at the City of Yellowknife, in the Northwest Territories this 21st day of October, 2011.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **TULITA HOUSING ASSOCIATION**, Applicant, and  
**BEATRICE KOSH**, 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-

**BEATRICE KOSH**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:**                      **October 20, 2011**

**Place of the Hearing:**                      **Tulita, NT via teleconference**

**Appearances at Hearing:**                      **Helen Squirrel, representing the applicant**

**Date of Decision:**                      **October 20, 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. The applicant sought an order requiring the respondent to pay the alleged rent arrears and terminating the tenancy agreement. 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 \$7066. The applicant stated that all of the rent charged was based on the reported household income of the respondent.

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 \$7066. In my opinion there are sufficient grounds to terminate the tenancy agreement. The respondent has paid no rent whatsoever since June 2010. Despite notices reminding her of her obligation, she appears to have little or no intention of paying rent.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$7066 and terminating the tenancy agreement on November 10, 2011.

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Hal Logsdon  
Rental Officer