

IN THE MATTER between **FORT PROVIDENCE HOUSING ASSOCIATION**,  
Applicant, and **DARREL J. GARGAN AND NICOLE PERRON**, Respondents;

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 **FORT PROVIDENCE, NT.**

BETWEEN:

**FORT PROVIDENCE HOUSING ASSOCIATION**

Applicant/Landlord

- and -

**DARREL J. GARGAN AND NICOLE PERRON**

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 nine thousand two hundred fourteen dollars and eighty nine cents (\$9214.89).

DATED at the City of Yellowknife, in the Northwest Territories this 21st day of  
February, 2012.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **FORT PROVIDENCE HOUSING ASSOCIATION**,  
Applicant, and **DARREL J. GARGAN AND NICOLE PERRON**, 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:

**FORT PROVIDENCE HOUSING ASSOCIATION**

Applicant/Landlord

-and-

**DARREL J. GARGAN AND NICOLE PERRON**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** February 21, 2012

**Place of the Hearing:** Fort Providence, NT via teleconference

**Appearances at Hearing:** Alphonsine Gargan, representing the applicant  
Rose Vandell, representing the applicant  
Nicole Perron, respondent

**Date of Decision:** February 21, 2012

**REASONS FOR DECISION**

The tenancy agreement between the parties was terminated on September 5, 2011 when the respondents vacated the premises. The applicant retained the security deposit (\$350) and interest (\$10.62) applying it against rent arrears (\$10,175.51) resulting in a balance owing of \$9814.89. The respondents made a payment of \$600 on October 31, 2011 bringing the balance to \$9214.89. The applicant sought an order requiring the respondents to pay that amount. A copy of the tenant ledger was provided in evidence. The premises are subsidized public housing.

The full unsubsidized rent was applied in June, 2011. The applicant stated that the respondents had failed to provide any income information on which to calculate a subsidized rent for that month. The applicant stated that all other rent assessments were based on the reported household income.

The respondent did not dispute the allegations.

I find the application of the full unsubsidized rent in June, 2011 to be reasonable and find the ledger to be in order. I find the respondents in breach of their obligation to pay rent and find the rent arrears to be \$9214.89. An order shall issue requiring the respondents to pay the applicant rent arrears of \$9214.89.

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Hal Logsdon  
Rental Officer