

IN THE MATTER between **NWT HOUSING CORPORATION**, Applicant, and
GILBERT NITSIZA AND DEBBIE SIMPSON, 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 **YELLOWKNIFE, NT**.

BETWEEN:

NWT HOUSING CORPORATION

Applicant/Landlord

- and -

GILBERT NITSIZA AND DEBBIE SIMPSON

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 eight hundred ninety seven dollars (\$1897.00).
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondents shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 14th day of March,
2012.

Hal Logsdon
Rental Officer

IN THE MATTER between **NWT HOUSING CORPORATION**, Applicant, and
GILBERT NITSIZA AND DEBBIE SIMPSON, 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:

NWT HOUSING CORPORATION

Applicant/Landlord

-and-

GILBERT NITSIZA AND DEBBIE SIMPSON

Respondents/Tenants

REASONS FOR DECISION

<u>Date of the Hearing:</u>	March 14, 2012
<u>Place of the Hearing:</u>	Yellowknife, NT via teleconference
<u>Appearances at Hearing:</u>	Nancy Peel, representing the applicant Gilbert Nitsiza, respondent Debbie Simpson, respondent
<u>Date of Decision:</u>	March 14, 2012

REASONS FOR DECISION

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent and sought an order requiring the respondents to pay the alleged rent arrears, pay future rent on time and to provide income verification. The premises are subsidized public housing.

The applicant provided a statement of the rent account which indicated a balance of rent owing in the amount of \$1897. Prior to the hearing I also obtained a statement produced by the NWT Housing Corporation Finance Division which indicated the same balance. The Finance Division also provided me with three documents indicating that the monthly rent for the premises had been adjusted retroactively on February 20, 2012 as follows:

From \$289 to \$231 effective January 1, 2010

From \$289 to 128 effective January 1, 2011

From \$289 to \$0 effective October 1, 2011

The respondents stated that they had not been notified of the adjustments to the rent account but did not dispute the balance owing. The respondents stated that they could pay the arrears promptly.

Although the applicant's representative appeared unaware of the adjustments that had been made to the account and there was no evidence that the respondents were notified of their adjusted balance or the adjusted monthly rent, I am satisfied from the evidence that the amount alleged

owing is accurate. There does not appear to be any need for an order requiring the reporting of the household income as it appears that this has recently been done.

An order shall issue requiring the respondents to pay the applicant rent arrears of \$1897 and to pay future rent on time.

Hal Logsdon
Rental Officer