

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **SANDRA WILKINSON**, 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 **YELLOWKNIFE, NT.**

BETWEEN:

YELLOWKNIFE HOUSING AUTHORITY

Applicant/Landlord

- and -

SANDRA WILKINSON

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 45(4)(a) and 45(4)(b) of the *Residential Tenancies Act*, the respondent shall comply with her obligation to not keep pets on the premises and shall not breach that obligation again.

DATED at the City of Yellowknife, in the Northwest Territories this 9th day of March,
2012.

Hal Logsdon
Rental Officer

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **SANDRA WILKINSON**, 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:

YELLOWKNIFE HOUSING AUTHORITY

Applicant/Landlord

-and-

SANDRA WILKINSON

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: February 28, 2012

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Ella Newhook, representing the applicant
Sandra Wilkinson, respondent

Date of Decision: February 28, 2012

REASONS FOR DECISION

The applicant alleged that the respondent had breached the tenancy agreement by keeping a cat on the premises. The applicant sought an order terminating the tenancy agreement and evicting the respondent.

The written tenancy agreement between the parties, provided in evidence by the applicant, prohibits tenants from keeping pets on the premises. The applicant provided a brief report by a staff member stating that he had seen a cat in the respondent's unit on December 20, 2011.

The respondent acknowledged that there had been a cat in the unit from December 14, 2011 to January 5, 2012. She stated that her daughter had brought home the abandoned animal and that it was given to another party after the holidays. The respondent provided a letter indicating that the other party had adopted the cat.

The applicant withdrew their request for termination and sought an order requiring the respondent to comply with her obligation to not keep pets on the premises and to not breach that obligation again. In my opinion, given the circumstances, this is an appropriate and reasonable order to issue.

I find that the respondent breached her obligation to not keep pets on the premises and shall issue an order for her to comply with that obligation and to not breach it again.

Hal Logsdon
Rental Officer