

IN THE MATTER between **FORT RESOLUTION HOUSING AUTHORITY**,  
Applicant, and **SAMUEL BISCAYE**, 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 **FORT RESOLUTION, NT**.

BETWEEN:

**FORT RESOLUTION HOUSING AUTHORITY**

Applicant/Landlord

- and -

**SAMUEL BISCAYE**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent shall pay future rent on time.
2. Pursuant to sections 43(3)(a) and 43(3)(b) of the *Residential Tenancies Act*, the respondent shall comply with his obligation to not disturb other tenants and shall not create any disturbances in the future.

DATED at the City of Yellowknife, in the Northwest Territories this 28th day of March,  
2012.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **FORT RESOLUTION HOUSING AUTHORITY**,  
Applicant, and **SAMUEL BISCAYE**, 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:

**FORT RESOLUTION HOUSING AUTHORITY**

Applicant/Landlord

-and-

**SAMUEL BISCAYE**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** March 20, 2012

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

**Appearances at Hearing:** Joyce Beaulieu, representing the applicant  
Samuel Biscaye, respondent

**Date of Decision:** March 20, 2012

**REASONS FOR DECISION**

The applicant alleged that the respondent had breached the tenancy agreement by repeatedly disturbing other tenants in the residential complex and by failing to pay rent on the days it was due. The applicant stated that since the application was filed, all rent had been paid and the disturbances had ceased. The applicant withdrew their request for an order terminating the tenancy agreement in favour of an order to pay future rent on time and to not create any disturbances in the future. The premises are subsidized public housing.

The applicant stated that the rent had not been paid on time in February or March, 2012. A ledger was provided in evidence. The applicant also provided two notices outlining disturbances in December, 2011 and January, 2012. The disturbances involve drinking and partying. The police have been summoned to the premises on several occasions. The residential complex consists of eight units.

The respondent did not dispute the allegations.

I find the respondent in breach of his obligation to pay rent on the days it is due and his obligation to not disturb other tenants. An order shall issue requiring the respondent to pay future rent on time and to comply with his obligation to not disturb other tenants and to not create any disturbances in the future.

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Hal Logsdon  
Rental Officer