

IN THE MATTER between **HAY RIVER HOUSING AUTHORITY**, Applicant, and  
**FLORA VOCAT**, 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 **HAY RIVER, NT**.

BETWEEN:

**HAY RIVER HOUSING AUTHORITY**

Applicant/Landlord

- and -

**FLORA VOCAT**

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 two thousand one hundred fifty nine dollars and seventy six cents (\$2159.76).

DATED at the City of Yellowknife, in the Northwest Territories this 31st day of May,  
2012.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **HAY RIVER HOUSING AUTHORITY**, Applicant, and  
**FLORA VOCAT**, 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:

**HAY RIVER HOUSING AUTHORITY**

Applicant/Landlord

-and-

**FLORA VOCAT**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** May 9, 2012

**Place of the Hearing:** Hay River, NT via teleconference

**Appearances at Hearing:** Christie Smith, representing the applicant  
Flora Vocat, respondent

**Date of Decision:** May 9, 2012

**REASONS FOR DECISION**

The tenancy agreement between the parties was terminated on April 30, 2012. The applicant holds a security deposit of \$500 but has not yet issued a statement of the deposit. The applicant alleged that the respondent owed rent and sought an order requiring the respondent to pay the alleged rent arrears. The premises are subsidized public housing.

The applicant provided a statement of the rent account which indicated a balance of rent owing of \$2159.76. The applicant stated that all of the rent had been assessed on the respondent's household income.

The respondent did not dispute the allegations.

I find the statement in order and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$2159.76. An order shall issue requiring the respondent to pay the applicant rent arrears of \$2159.76.

The applicant is entitled to hold the security deposit for ten days after the termination of the tenancy agreement. That time period had not expired at the time of the hearing. The applicant shall apply the security deposit first to any repairs of tenant damage and apply any remainder to the satisfaction of this order.

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Hal Logsdon  
Rental Officer