

IN THE MATTER between **HAMLET OF FORT LIARD SOCIAL HOUSING**,  
Applicant, and **LORETTA KOTCHEA AND DONNY BERTRAND**, 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 LIARD, NT.**

BETWEEN:

**HAMLET OF FORT LIARD SOCIAL HOUSING**

Applicant/Landlord

- and -

**LORETTA KOTCHEA AND DONNY BERTRAND**

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 six thousand sixty eight dollars (\$6068.00).
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 28th day of June,  
2012.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **HAMLET OF FORT LIARD SOCIAL HOUSING**,  
Applicant, and **LORETTA KOTCHEA AND DONNY BERTRAND**, 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:

**HAMLET OF FORT LIARD SOCIAL HOUSING**

Applicant/Landlord

-and-

**LORETTA KOTCHEA AND DONNY BERTRAND**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:**                      **June 26, 2012**

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

**Appearances at Hearing:**                      **Ellen McLeod, representing the applicant**

**Date of Decision:**                      **June 26, 2012**

**REASONS FOR DECISION**

The respondents were sent Notices of Attendance by registered mail. At the time of the hearing there was no confirmation of receipt but the respondents did receive a notice from Canada Post on June 15, 2012 that the item was at the post office ready to be picked up. In my opinion, it is reasonable to deem the notices served pursuant to section 71(5) of the *Residential Tenancies Act*. The respondents failed to appear at the hearing and the hearing was held in their absence.

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 and to pay future rent on time. 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 \$6068. The full unsubsidized rent has been charged in March and June, 2012. The applicant stated that the respondents failed to provide any household income information to permit the calculation of a subsidized rent for those months.

I find the statement in order and find the respondents in breach of their obligation to pay rent. I find the application of the subsidized rent to be reasonable. I find the rent arrears to be \$6068.

An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$6068 and to pay future rent on time.

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Hal Logsdon  
Rental Officer