

IN THE MATTER between **ULUKHAKTOK HOUSING ASSOCIATION**, Applicant,
and **JOSHUA OLIKTOAK**, 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 **ULUKHAKTOK, NT.**

BETWEEN:

ULUKHAKTOK HOUSING ASSOCIATION

Applicant/Landlord

- and -

JOSHUA OLIKTOAK

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 twenty five thousand thirteen dollars (\$25,013.00).
2. Pursuant to section 45(4)(a) of the *Residential Tenancies Act*, the respondent shall comply with his obligation to report the household income in accordance with the tenancy agreement.
3. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 1st day of June,
2012.

Hal Logsdon
Rental Officer

IN THE MATTER between **ULUKHAKTOK HOUSING ASSOCIATION**, Applicant,
and **JOSHUA OLIKTOAK**, 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:

ULUKHAKTOK HOUSING ASSOCIATION

Applicant/Landlord

-and-

JOSHUA OLIKTOAK

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: May 17, 2012

Place of the Hearing: Ulukhaktok, NT via teleconference

Appearances at Hearing: Susan Kaodloak, representing the applicant

Date of Decision: May 17, 2012

REASONS FOR DECISION

The respondent was served with a Notice of Attendance sent by registered mail and confirmed delivered. The respondent failed to appear at the hearing and the hearing was held in his absence.

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and by failing to report the household income in accordance with the tenancy agreement. The applicant sought an order requiring the respondent to pay the alleged rent arrears, to comply with the obligation to report the household income and to pay future rent on time. The premises are subsidized public housing.

The applicant provided a copy of the tenant ledger which indicated a balance of rent owing of \$25,013. The rents for April and May, 2012 have been assessed at the full unsubsidized rate. The applicant stated that the unsubsidized rate was assessed because the respondent did not provide any income information on which to calculate a subsidized rent.

Article 6 of the tenancy agreement requires the tenant to report the household income.

6. Tenant's Income

The Tenant promises to provide a subsidy agent appointed by the Landlord with an accurate report of the Tenant's income, the income of any occupant of the Premises, the size of the Tenant's family, and the number of occupants residing on the Premises, whenever, and as often as, the subsidy agent requests such a report. All reporting by the Tenant must be in the form prescribed by the subsidy agent.

I find the ledger in order and find the application of the unsubsidized rents in April and May, 2012 to be reasonable. I find the rent arrears to be \$25,013. I find the respondent in breach of his obligation to report the household income.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$25,013, requiring the respondent to comply with his obligation to report the household income in accordance with the tenancy agreement and to pay the monthly rent on time in the future.

Hal Logsdon
Rental Officer