

IN THE MATTER between **ULUKHAKTOK HOUSING ASSOCIATION**, Applicant,
and **JOHN WALLACE GOOSE**, 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 -

JOHN WALLACE GOOSE

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 one thousand seven hundred thirty three dollars (\$1733.00).
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 45(4)(a) of the *Residential Tenancies Act*, the respondent shall comply with his obligation to pay for electricity during the term of the tenancy agreement.

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4. 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 **JOHN WALLACE GOOSE**, 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-

JOHN WALLACE GOOSE

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
John Wallace Goose, respondent

Date of Decision: May 17, 2012

REASONS FOR DECISION

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent, failing to report the household income in accordance with the tenancy agreement and failing to pay for electricity. The applicant sought an order requiring the respondent to pay the alleged rent arrears, to comply with his obligations to report the household income, pay for electricity 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 \$1733. The applicant stated that all of the rent had been adjusted to the household income but the respondent had frequently failed to provide the income information in a timely manner. The applicant also stated that the respondent had received disconnect notices from the electrical supplier due to non-payment. She stated that the service had not been disconnected.

The respondent did not dispute the allegations.

I find the ledger in order and find the rent arrears to be \$1733. I find the respondent in breach of his obligation to report the household income and in breach of his obligation to pay for electricity.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$1733, requiring the respondent to comply with his obligation to report the household income in accordance with

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the tenancy agreement, to pay for electricity during the term of the tenancy agreement and to pay the monthly rent on time in the future.

Hal Logsdon
Rental Officer