

IN THE MATTER between **ULUKHAKTOK HOUSING ASSOCIATION**, Applicant,
and **ANNIE JOSS**, 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 -

ANNIE JOSS

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 five thousand seventeen dollars and eighty six cents (\$5017.86).
2. Pursuant to section 45(4)(a) of the *Residential Tenancies Act*, the respondent shall comply with her 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 **ANNIE JOSS**, 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-

ANNIE JOSS

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
Sadie Joss, representing the applicant
Annie Joss, 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 and by failing to report the household income in a timely manner 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 \$7637.86. The rents for April and May, 2012 have been assessed at the full unsubsidized rate.

The applicant stated that they had been having problems with a computer program that calculates the rent and had not been able to calculate the subsidies for these months. The applicant stated that the rents for April and May, 2012 should be \$32, resulting in rent arrears of \$5017.86.

As per ledger	\$7637.86
Less April	(1342.00)
Less May	(1342.00)
April	32.00
May	<u>32.00</u>
Total	\$5017.86

The applicant stated that the income information has not always been received from the respondent in a timely manner.

The respondent did not dispute the allegations.

I find the respondent in breach of her obligation to pay rent and her obligation to report the household income in a timely manner. I find the rent arrears to be \$5017.86.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$5017.86, requiring the respondent to comply with her 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