

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,  
and **VALERIE FRISE**, 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 **YELLOWKNIFE, NT.**

BETWEEN:

**YELLOWKNIFE HOUSING AUTHORITY**

Applicant/Landlord

- and -

**VALERIE FRISE**

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 eight thousand eight hundred thirty six dollars (\$8836.00).

DATED at the City of Yellowknife, in the Northwest Territories this 6th day of  
September, 2012.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,  
and **VALERIE FRISE**, 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:

**YELLOWKNIFE HOUSING AUTHORITY**

Applicant/Landlord

-and-

**VALERIE FRISE**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** September 5, 2012

**Place of the Hearing:** Yellowknife, NT

**Appearances at Hearing:** Ella Newhook, representing the applicant  
Valerie Frise, respondent

**Date of Decision:** September 5, 2012

### **REASONS FOR DECISION**

The premises are subsidized public housing. The applicant served a notice of termination on the respondent pursuant to section 51(5) of the *Residential Tenancies Act* terminating the tenancy agreement on July 31, 2012 for non-payment of rent. The respondent remains in possession of the premises. The applicant provided a statement of the rent account which indicated a balance of rent owing in the amount of \$8836. The applicant stated that the full unsubsidized rent had been applied in July, 2012 because the respondent failed to report the household income. The full unsubsidized rent was also applied in August and September, 2012 because the respondent was overholding. The applicant sought an order requiring the respondent to pay the alleged rent arrears and evicting the tenant.

The respondent sought an adjournment in order to seek assistance in preparing a defence. In my opinion an adjournment is not in the best interest of either party. In order to deny the eviction, I would have to find that the eviction is not justified. It is clear from the evidence that the tenancy has been terminated in accordance with the Act. The respondent did not dispute the amount of rent owing and the statement clearly indicates that the respondent has made little or no effort to address the continually increasing arrears.

The unsubsidized rent which has been applied is reasonable. I find the rent arrears to be \$8836.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of

\$8836. An eviction order to be effective on September 21, 2012 shall be issued separately.

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Hal Logsdon  
Rental Officer