

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **PATSY ANAVILOK AND MIKE HERON**, 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 **YELLOWKNIFE, NT.**

BETWEEN:

YELLOWKNIFE HOUSING AUTHORITY

Applicant/Landlord

- and -

PATSY ANAVILOK AND MIKE HERON

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 ninety five dollars and fourteen cents (\$6095.14).

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

Hal Logsdon
Rental Officer

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **PATSY ANAVILOK AND MIKE HERON**, 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:

YELLOWKNIFE HOUSING AUTHORITY

Applicant/Landlord

-and-

PATSY ANAVILOK AND MIKE HERON

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: September 5, 2012

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Ella Newhook, representing the applicant
Patsy Anavilok, respondent

Date of Decision: September 5, 2012

REASONS FOR DECISION

Ms Anavilok's first name was mis-spelled on the application. The order reflects the proper spelling of her name.

The premises are subsidized public housing. The applicant served a notice of termination on the respondents pursuant to section 51(5) of the *Residential Tenancies Act* terminating the tenancy agreement on July 31, 2012 for non-payment of rent. The respondents remain 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 \$6095.14. The applicant sought an order requiring the respondents to pay the alleged rent arrears and evicting the respondents.

Ms Anavilok did not dispute the allegations and expressed her intention to address the rent arrears and her desire to have the tenancy reinstated.

I find the notice of termination in compliance with the Act. Therefore the tenancy agreement was legally terminated on July 31, 2012 and the respondents are overholding tenants. The unsubsidized rent which has been applied since the end of the tenancy agreement is reasonable. I find the rent arrears to be \$6095.14.

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

\$6095.14. An eviction order to be effective on September 28, 2012 shall be issued separately.

Hal Logsdon
Rental Officer