

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **LAURA TUTCHO**, 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 -

LAURA TUTCHO

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 eighty four dollars (\$5084.00).

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 **LAURA TUTCHO**, 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-

LAURA TUTCHO

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
Laura Tutcho, 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 \$5084. The applicant sought an order requiring the respondent to pay the alleged rent arrears and evicting the tenant.

The respondent 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 respondent is an overholding tenant. The unsubsidized rent which has been applied since the end of the tenancy agreement is reasonable. I find the rent arrears to be \$5084.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$5084. An eviction order to be effective on September 28, 2012 shall be issued separately.

Hal Logsdon
Rental Officer