

IN THE MATTER between **NWT HOUSING CORPORATION**, Applicant, and  
**SARAH J. TSETSO**, 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 **FORT SIMPSON, NT**.

BETWEEN:

**NWT HOUSING CORPORATION**

Applicant/Landlord

- and -

**SARAH J. TSETSO**

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 hundred twenty five dollars and seventy three cents (\$525.73).
2. Pursuant to section 67(4) of the *Residential Tenancies Act*, the respondent shall pay the applicant compensation for use and occupation of the rental premises after the termination of the tenancy agreement in the amount of thirteen thousand four hundred seventy six dollars and twenty one cents (\$13,476.21).

DATED at the City of Yellowknife, in the Northwest Territories this 19th day of  
November, 2012.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **NWT HOUSING CORPORATION**, Applicant, and  
**SARAH J. TSETSO**, 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:

**NWT HOUSING CORPORATION**

Applicant/Landlord

-and-

**SARAH J. TSETSO**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** November 19, 2012

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

**Appearances at Hearing:** Betty Hardisty, representing the applicant

**Date of Decision:** November 19, 2012

**REASONS FOR DECISION**

The respondent was served with a Notice of Attendance sent by registered mail and confirmed delivered. The respondent failed to appear at the hearing and the hearing was held in her absence.

The tenancy agreement between the parties was terminated by order on September 30, 2010 (file #10-11468, filed on August 25, 2010). The respondent was also ordered to pay rent arrears of \$33,954.72. The applicant stated that the respondent continues to occupy the premises and has paid no rent or compensation for use and occupation since the order was issued. The applicant sought an order for rent arrears and compensation for use and occupation and an eviction order. The premises are subsidized public housing.

The applicant provided a statement of account which indicated a balance owing of \$47,097.97 as at September 1, 2012. The applicant stated that a monthly charge of \$525.73 had been applied in October and November, 2012 bringing the balance owing to \$48,149.43. The statement indicates that \$525.73 has been applied both as rent assessment to September, 2010 and as compensation for use and occupation charges from October, 2010 to present.

I find that the tenancy agreement was lawfully terminated on September 30, 2010. In addition to the ordered amount of \$33,954.72, the respondent owes rent arrears for September, 2010 in the amount of \$525.73 and compensation for use and occupation of \$13,476.21 calculated as follows:

Oct/10 - Oct/12 (25 months @ \$525.73/month)	\$13,143.25
November 1-19, 2012 @ \$17.5243/day	<u>332.96</u>
Total	\$13,476.21

Taking into consideration the unsatisfied previous order an additional order shall issue requiring the respondent to pay the applicant rent arrears for September, 2010 of \$525.73 and compensation for use and occupation from October 1, 2010 to present in the amount of \$13,476.21.

An eviction order shall be issued separately.

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Hal Logsdon  
Rental Officer