

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **VERONICA GROSSETETE**, 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 -

VERONICA GROSSETETE

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 one thousand five hundred forty two dollars and thirty eight cents (\$1542.38).
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 in the amount of two thousand one hundred twelve dollars and fifty cents (\$2112.50).

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

Hal Logsdon
Rental Officer

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **VERONICA GROSSETETE**, 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-

VERONICA GROSSETETE

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: November 9, 2012

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Ella Newhook, representing the applicant
Veronica Grossetete, respondent
Arlene Hache, representing the respondent

Date of Decision: November 9, 2012

REASONS FOR DECISION

The applicant personally served a notice of termination dated August 29, 2012 terminating the tenancy agreement between the parties on September 30, 2012 for non-payment of rent. The applicant sought an order requiring the respondent to pay rent arrears and compensation for use and occupation of the rental premises after the termination date and an eviction order. The premises are subsidized public housing. The termination notice and a statement of account were provided in evidence.

The respondent's representative did not dispute the allegations and asked that the eviction date be set in January, 2013 to provide the respondent with an opportunity to seek emergency funding to pay the debt and possibly avoid eviction.

I find the notice of termination to be in order. The tenancy agreement was lawfully terminated on September 30, 2012. I find rent arrears to September 30, 2012 to be \$1542.38 and compensation for use and occupation after that date to be \$2112.50. I calculate these amounts as follows:

Balance as per ledger	\$4792.38
Less October/12 debit	(1625.00)
Less November/12 debit	<u>(1625.00)</u>
Rent arrears	\$1542.38
Compensation - October/12	\$1625.00
Compensation - November 1-9	<u>487.50</u>
Total	\$2112.50

An order shall issue requiring the respondent to pay the applicant rent arrears of \$1542.38 and compensation for use and occupation of the premises from October 1 to November 9, 2012 in the amount of \$2112.50.

An eviction order shall be issued separately. The applicant may seek additional compensation for use and occupation should the tenant continue to overhold.

Hal Logsdon
Rental Officer