

IN THE MATTER between **DELINE HOUSING ASSOCIATION**, Applicant, and
DORIS TANETON AND JOHNATHAN TETSO, 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 **DELINE, NT** .

BETWEEN:

DELINE HOUSING ASSOCIATION

Applicant/Landlord

- and -

DORIS TANETON AND JOHNATHAN TETSO

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 84(3) and 41(4)(a) of the *Residential Tenancies Act*, the previous order (file #20-12094, filed on August 8, 2011) is rescinded and the respondents ordered to pay the applicant rent arrears in the amount of seven thousand fifty dollars (\$7050.00).
2. Pursuant to sections 41(4)(c) and 83(2) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as 019, Lot 0006, Block 0003, Plan 0346, Deline, NT shall be terminated on November 30, 2012 and the respondents shall vacate the premises on that date unless rent arrears in the amount of seven thousand

fifty dollars (\$7050.00) are paid in full.

DATED at the City of Yellowknife, in the Northwest Territories this 2nd day of
November, 2012.

Hal Logsdon
Rental Officer

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DORIS TANETON AND JOHNATHAN TETSO , 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:

DELINE HOUSING ASSOCIATION

Applicant/Landlord

-and-

DORIS TANETON AND JOHNATHAN TETSO

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: November 1, 2012

Place of the Hearing: Deline, NT via teleconference

Appearances at Hearing: Phebie Kenny, representing the applicant

Date of Decision: November 1, 2012

REASONS FOR DECISION

The respondents were served with Notices of Attendance sent by registered mail and confirmed delivered. The respondents failed to appear at the hearing and the hearing was held in their absence.

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent and sought an order requiring the respondents to pay the alleged rent arrears and terminating the tenancy agreement and evicting the respondents. The premises are subsidized public housing.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$7050. The applicant stated that all of the rent has been assessed based on the household income.

A previous order (file #20-12094, filed on August 8, 2011) required the respondents to pay rent arrears of \$6156 in monthly installments of \$50. This order has been breached.

I find the ledger in order and find the respondents in breach of their obligation to pay rent and in breach of the previous order. I find rent arrears of \$7050. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the rent arrears are paid in full.

An order shall issue rescinding the previous order and ordering the respondents to pay the

applicant rent arrears of \$7050. The tenancy agreement shall be terminated on November 30, 2012 unless those arrears are paid in full.

An eviction order shall be issued separately.

Hal Logsdon
Rental Officer