

IN THE MATTER between **NWT HOUSING CORPORATION**, Applicant, and  
**MILDRED LOCKHART**, 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 **LUTSEL K'E, NT.**

BETWEEN:

**NWT HOUSING CORPORATION**

Applicant/Landlord

- and -

**MILDRED LOCKHART**

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and 41(4)(a) of the *Residential Tenancies Act*, the previous order (file #10-12154, filed on September 21, 2011) is rescinded and the respondent is ordered to pay rent arrears in the amount of two thousand three hundred fifty four dollars (\$2354.00).

DATED at the City of Yellowknife, in the Northwest Territories this 19th day of  
February, 2013.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **NWT HOUSING CORPORATION**, Applicant, and  
**MILDRED LOCKHART**, 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-

**MILDRED LOCKHART**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** January 31, 2013

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

**Appearances at Hearing:** Jessica Relucio, representing the applicant

**Date of Decision:** January 31, 2013

**REASONS FOR DECISION**

The respondent was sent 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 applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and had breached a previous order to pay the rent arrears in monthly installments. The applicant sought an order requiring the respondent to pay the alleged rent arrears and terminating the tenancy agreement and evicting the respondent. The premises are subsidized public housing.

The applicant stated that the respondent was no longer living in the premises. She stated that they had discovered the premises vacant in the Fall of 2011. The landlord contacted the tenant who stated that she would return to the community and occupy the premises in June 2012 when she finished school. The applicant did an inspection of the unit in January, 2012 and took possession of the premises. The respondent did not return to the community and the application was made on October 3, 2012.

The applicant provided a statement of the rent account which indicated a balance of rent owing as at January 1, 2012 of \$2354. No rent has been assessed since that date. The last payment made by the respondent was in July, 2009.

These premises have clearly been abandoned. The applicant has possession. There is no

requirement to issue a termination order or eviction order. I find the rent statement in order and find rent arrears of \$2354. An order shall issue rescinding the previous order and ordering the respondent to pay the balance owing of \$2354 in lump sum.

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Hal Logsdon  
Rental Officer