

IN THE MATTER between **HAY RIVER HOUSING AUTHORITY**, Applicant, and **CARLA NORN AND OLIVER EMBLETON**, 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 **HAY RIVER, NT**.

BETWEEN:

**HAY RIVER HOUSING AUTHORITY**

Applicant/Landlord

- and -

**CARLA NORN AND OLIVER EMBLETON**

Respondents/Tenants

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 45(4)(a) and 45(4)(b) of the *Residential Tenancies Act*, the respondents shall comply with their obligation to report the household income in accordance with the tenancy agreement and shall not breach that obligation again.
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondents shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 12th day of April, 2013.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **HAY RIVER HOUSING AUTHORITY**, Applicant, and **CARLA NORN AND OLIVER EMBLETON**, 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:

**HAY RIVER HOUSING AUTHORITY**

Applicant/Landlord

-and-

**CARLA NORN AND OLIVER EMBLETON**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** March 28, 2013

**Place of the Hearing:** Hay River, NT via teleconference

**Appearances at Hearing:** Willa Jean Conroy, representing the applicant  
Carla Norn, respondent  
Oliver Embleton, respondent

**Date of Decision:** March 28, 2013

**REASONS FOR DECISION**

The applicant alleged that the respondents breached the tenancy agreement by failing to pay rent on the days it was due and failing to report the household income in accordance with the tenancy agreement. The applicant withdrew their request for an order terminating the tenancy agreement and an eviction order, stating that the majority of the rent had now been paid and the household income reported. The applicant sought an order requiring the respondents to pay future rent on time and to report the household income on time in the future. The premises are subsidized public housing.

The applicant provided a statement of the rent account and the tenancy agreement in evidence.

Article 6 of the tenancy agreement requires the tenant to report the household income.

**6. Tenant's Income**

The Tenant promises to provide a subsidy agent appointed by the Landlord with an accurate report of the Tenant's income, the income of any occupant of the Premises, the size of the Tenant's family, and the number of occupants residing on the Premises, whenever, and as often as, the subsidy agent requests such a report. All reporting by the Tenant must be in the form prescribed by the subsidy agent.

The tenancy agreement also obligates the tenant to pay rent in advance on the first day of each month.

The statement indicates that the rent has not been paid on time. The statement also indicates that the full unsubsidized rent was charged in November and December, 2012. The applicant stated that respondents had failed to provide any income information to permit a subsidized rent to be calculated.

The respondents did not dispute the allegations.

I find the respondents in breach of their obligations to report income and to pay rent on the days it is due. An order shall issue requiring them to comply with these obligations.

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Hal Logsdon  
Rental Officer