

IN THE MATTER between **NORMAN WELLS HOUSING AUTHORITY**, Applicant,
and **NATASHA MARIE TAKAZO**, 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 **NORMAN WELLS, NT**.

BETWEEN:

NORMAN WELLS HOUSING AUTHORITY

Applicant/Landlord

- and -

NATASHA MARIE TAKAZO

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 twelve thousand two hundred sixty five dollars and eighty five cents (\$12,265.85).
2. Pursuant to section 41(4)(c) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Unit #25, 6A Snowy Owl, Norman Wells, NT shall be terminated on April 26, 2013 and the respondent shall vacate the premises on that date.

DATED at the City of Yellowknife, in the Northwest Territories this 18th day of April,
2013.

Hal Logsdon
Rental Officer

IN THE MATTER between **NORMAN WELLS HOUSING AUTHORITY**, Applicant,
and **NATASHA MARIE TAKAZO**, 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:

NORMAN WELLS HOUSING AUTHORITY

Applicant/Landlord

-and-

NATASHA MARIE TAKAZO

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: April 18, 2013

Place of the Hearing: Yellowknife, NT via teleconference

Appearances at Hearing: Darrin Holmes, representing the applicant

Date of Decision: April 18, 2013

REASONS FOR DECISION

The respondent was personally served with a Notice of Attendance. 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 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 provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$12,265.85. The full unsubsidized rent has been charged in April, 2013.

The applicant testified that the respondent had failed to provide any income information on which to calculate a subsidized rent for that month.

I find the ledger in order and find the respondent in breach of her obligation to pay rent and her obligation to report the household income in accordance with the tenancy agreement. I find the application of the full unsubsidized rent to be reasonable and find rent arrears of \$12,265.85. In my opinion, there are sufficient grounds to terminate the tenancy agreement.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$12,265.85 and terminating the tenancy agreement on April 26, 2013. An eviction order to be effective on April 29, 2013 shall be issued separately.

Hal Logsdon
Rental Officer