

IN THE MATTER between **INUVIK HOUSING AUTHORITY**, Applicant, and
DENNIS ALUNIK, 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 **INUVIK, NT**.

BETWEEN:

INUVIK HOUSING AUTHORITY

Applicant/Landlord

- and -

DENNIS ALUNIK

Respondent/Tenant

EVICITION ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 63(4)(a) of the *Residential Tenancies Act*, the respondent shall be evicted from the premises known as SY1102, 8 Centennial Street, Inuvik, NT on May 29, 2013.

DATED at the City of Yellowknife, in the Northwest Territories this 16th day of May,
2013.

Hal Logsdon
Rental Officer

IN THE MATTER between **INUVIK HOUSING AUTHORITY**, Applicant, and
DENNIS ALUNIK, 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:

INUVIK HOUSING AUTHORITY

Applicant/Landlord

-and-

DENNIS ALUNIK

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: May 14, 2013

Place of the Hearing: Inuvik, NT

Appearances at Hearing: Diana Tingmiak, representing the applicant
Dennis Alunik, respondent

Date of Decision: May 14, 2013

REASONS FOR DECISION

The tenancy agreement between the parties was terminated by the landlord's notice on January 31, 2013. The notice complies with sections 51(5) and 55(3) of the *Residential Tenancies Act*.

51(5) Where a tenancy agreement for subsidized public housing is renewed as a monthly tenancy under subsection 49(1), a landlord may terminate the tenancy on the last day of a period of the tenancy, by giving the tenant a notice of termination not later than 30 days before that day.

55(3) A notice of termination from a landlord to a tenant must
(a) be in writing;
(b) be signed by the landlord or an agent of the landlord;
(c) identify the rental premises to which the notice applies;
(d) state the date on which the tenancy is to terminate; and
(e) state the reason for the termination of the tenancy.

The applicant provided evidence supporting numerous incidents of disturbance including cooking fires and disturbances involving police attendance at the apartment. The respondent does not dispute the allegations but remains in possession of the premises. In my opinion the eviction is justified. An order shall issue evicting the respondent on May 29, 2013.

Hal Logsdon
Rental Officer