

IN THE MATTER between **PAULATUK HOUSING ASSOCIATION**, Applicant, and
GILBERT RUBEN AND SUSAN RUBEN, Respondents;

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter
R-5 (the "Act") as amended;

AND IN THE MATTER of a Hearing before, **HAL LOGSDON**, Rental Officer,
regarding the rental premises at **PAULATUK, NT**.

BETWEEN:

PAULATUK HOUSING ASSOCIATION

Applicant/Landlord

- and -

GILBERT RUBEN AND SUSAN RUBEN

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of sixty five thousand three hundred thirty six dollars and ten cents (\$65,336.10).
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 10th day of
December, 2013.

Hal Logsdon
Rental Officer

IN THE MATTER between **PAULATUK HOUSING ASSOCIATION**, Applicant, and
GILBERT RUBEN AND SUSAN RUBEN, 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:

PAULATUK HOUSING ASSOCIATION

Applicant/Landlord

-and-

GILBERT RUBEN AND SUSAN RUBEN

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: October 23, 2013

Place of the Hearing: Paulatuk, NT

Appearances at Hearing: Marjorie Hansen, representing the applicant
Eileen Ruben, representing the applicant
Gilbert Ruben, respondent
Susan Ruben, respondent

Date of Decision: October 23, 2013

REASONS FOR DECISION

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 to pay future rent on time. 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 \$65,336.10. The applicant stated that all of the assessed rent had been calculated based on the household income of the respondents.

The respondents did not dispute the allegations.

I find the tenant ledger in order and find the respondents in breach of their obligation to pay rent.

I find the rent arrears to be \$65,336.10.

An order shall issue requiring the respondents to pay the applicant rent arrears of \$65,336.10 and to pay future rent on time.

Hal Logsdon
Rental Officer