

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **STEPHANIE ARDEN**, Respondent;

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 **YELLOWKNIFE, NT.**

BETWEEN:

YELLOWKNIFE HOUSING AUTHORITY

Applicant/Landlord

- and -

STEPHANIE ARDEN

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 45(4)(a) and 45(4)(b) of the *Residential Tenancies Act*, the respondent shall comply with her 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 respondent shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 15th day of January,
2014.

Hal Logsdon
Rental Officer

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **STEPHANIE ARDEN**, 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:

YELLOWKNIFE HOUSING AUTHORITY

Applicant/Landlord

-and-

STEPHANIE ARDEN

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: November 27, 2013

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Ella Newhook, representing the applicant

Date of Decision: November 27, 2013

REASONS FOR DECISION

The respondent was personally served with a Notice of Attendance but failed to appear at the hearing. The hearing was held in her absence.

The applicant alleged that the respondent had 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 stated that all of the previous rent arrears had been paid in full and withdrew their request to terminate the tenancy agreement in favour of an order requiring the respondent to pay future rent on time and to comply with her obligation to report the household income in accordance with the tenancy agreement in the future. The premises are subsidized public housing.

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

The statement of account clearly indicates that the rent has not been paid on the first of every month as is required by the tenancy agreement. The statement of account also indicates that the respondent has not provided the household income in accordance with the tenancy agreement, resulting in the frequent application of the full unsubsidized rent and subsequent retroactive

adjustments when the income information is provided.

I find the respondent in breach of her obligation to pay rent on the days it is due and her obligation to report the household income. An order shall issue requiring the respondent to pay future rent on time and to comply with her obligation to report the household income in accordance with the tenancy agreement and not breach that obligation again.

Hal Logsdon
Rental Officer