

IN THE MATTER between **PAULATUK HOUSING ASSOCIATION**, Applicant, and
JOSEPH RUBEN SR. AND BESSIE 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 -

JOSEPH RUBEN SR. AND BESSIE 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 twenty two thousand eight hundred seventy two dollars and fifty nine cents (\$22,872.59).
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 7th day of January,
2014.

Hal Logsdon
Rental Officer

IN THE MATTER between **PAULATUK HOUSING ASSOCIATION**, Applicant, and
JOSEPH RUBEN SR. AND BESSIE 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-

JOSEPH RUBEN SR. AND BESSIE RUBEN

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: **October 22, 2013**

Place of the Hearing: **Paulatuk, NT**

Appearances at Hearing: **Eileen Ruben, representing the applicant**
 Marjorie Hansen, representing the applicant
 Bessie Ruben, respondent
 Joseph Ruben Sr., respondent

Date of Decision: **October 22, 2013**

REASONS FOR DECISION

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent. The applicant 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 \$22,872.59.

The respondents did not dispute the allegations.

I find the respondents in breach of their obligation to pay rent. I find the rent arrears to be \$22,872.59. An order shall issue requiring the respondents to pay the applicant rent arrears of \$22,872.59 and to pay future rent on time.

Hal Logsdon
Rental Officer