

IN THE MATTER between **PAULATUK HOUSING ASSOCIATION**, Applicant, and
PHOEBE RUBEN, 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 **PAULATUK, NT**.

BETWEEN:

PAULATUK HOUSING ASSOCIATION

Applicant/Landlord

- and -

PHOEBE RUBEN

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 thirty nine thousand dollars and sixty one cents (\$39,000.61).

DATED at the City of Yellowknife, in the Northwest Territories this 2nd day of January,
2014.

Hal Logsdon
Rental Officer

IN THE MATTER between **PAULATUK HOUSING ASSOCIATION**, Applicant, and
PHOEBE RUBEN, 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:

PAULATUK HOUSING ASSOCIATION

Applicant/Landlord

-and-

PHOEBE RUBEN

Respondent/Tenant

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

Date of Decision: **October 23, 2013**

REASONS FOR DECISION

The respondent was sent a Notice of Attendance by registered mail which was confirmed delivered. The respondent failed to appear at the hearing or make alternative arrangements to appear and the hearing was held in her absence.

The applicant alleged that the respondent breached the tenancy agreement by failing to pay rent and sought an order requiring the respondent to pay the alleged rent arrears. The premises are subsidized public housing.

The tenancy agreement between the parties was terminated on or about August 31, 2013. The applicant provided a statement of the rent account in evidence indicating a balance owing of \$39,721.91. The applicant holds a security deposit of \$500 and has applied interest of \$221.30.

I find the statement in order and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$39,721.91. Applying the security deposit and accrued interest to the rent arrears, I find an amount owing to the applicant of \$39,000.61.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$39,000.61.

Hal Logsdon
Rental Officer