

IN THE MATTER between **PAULATUK HOUSING ASSOCIATION**, Applicant, and
BOBBY RUBEN AND BRENDA RUBEN, Respondents;

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 -

BOBBY RUBEN AND BRENDA 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 fifty two thousand two hundred ninety dollars and ninety two cents (\$52,290.92).
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 2nd day of January,
2014.

Hal Logsdon
Rental Officer

IN THE MATTER between **PAULATUK HOUSING ASSOCIATION**, Applicant, and
BOBBY RUBEN AND BRENDA 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-

BOBBY RUBEN AND BRENDA 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
Bobby Ruben, respondent
Brenda 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. 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 tenant ledger cards in evidence which indicated a balance of rent owing in the amount of \$52,290.92. The applicant stated that all of the assessed rent had been calculated based on the reported household income except for the rent for October, 2013 which was assessed at the full unsubsidized rate because the respondents had failed to provide any income information.

The respondents did not dispute the allegations.

I find the respondents in breach of their obligation to pay rent and find the rent arrears to be \$52,290.92. I find the application of the full unsubsidized rent for October to be reasonable but note that the applicant is obligated to adjust the rent as necessary should the respondents report the household income in accordance with the tenancy agreement.

An order shall issue requiring the respondents to pay the applicant rent arrears of \$52,290.92 and to pay future rent on time.

Hal Logsdon
Rental Officer