

IN THE MATTER between **PAULATUK HOUSING ASSOCIATION**, Applicant, and
AARON RUBEN AND CARLA 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 -

AARON RUBEN AND CARLA 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 seven thousand four hundred one dollars and fifty cents (\$27,401.50).
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
AARON RUBEN AND CARLA 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-

AARON RUBEN AND CARLA 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
Aaron Ruben, respondent
Carla Ruben, 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 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 \$27,401.50. The rents for August, September and October, 2013 have been assessed at the full unsubsidized rate of \$1445. The applicant testified that the respondents had failed to provide any income information on which to calculate rents for those months.

The respondents provided no evidence to dispute the allegations.

I find the ledger in order and find the respondents in breach of their obligation to pay rent. I find the rent arrears to be \$27,401.50. I find the application of the full unsubsidized rent to be reasonable but note that the applicant is obligated to adjust these rents to the household income in accordance with the rent scale should the respondents comply with their obligation to report that income.

An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$27,401.50 and to pay future rent on time.

Hal Logsdon
Rental Officer