

IN THE MATTER between **SACHS HARBOUR HOUSING ASSOCIATION**,
Applicant, and **FREDERICK RADDI**, 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 **SACHS HARBOUR, NT**.

BETWEEN:

SACHS HARBOUR HOUSING ASSOCIATION

Applicant/Landlord

- and -

FREDERICK RADDI

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 fourteen thousand four hundred eighty one dollars and fifty six cents (\$14,481.56).
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 22nd day of April,
2014.

Hal Logsdon
Rental Officer

IN THE MATTER between **SACHS HARBOUR HOUSING ASSOCIATION**,
Applicant, and **FREDERICK RADDI**, 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:

SACHS HARBOUR HOUSING ASSOCIATION

Applicant/Landlord

-and-

FREDERICK RADDI

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: February 11, 2014

Place of the Hearing: Sachs Harbour, NT

Appearances at Hearing: Marjorie Hansen, representing the applicant (by
telephone)

Date of Decision: April 22, 2014

REASONS FOR DECISION

The respondent was served with a Notice of Attendance sent by registered mail and confirmed delivered. The respondent failed to appear at the hearing and the hearing was held in his absence.

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and sought an order requiring the respondent 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 \$45,486.56. The full unsubsidized rent of \$2385 was charged for 13 consecutive months starting in June, 2009. The applicant did not know why that amount had been charged. There was no evidence available at the hearing to indicate that the respondent had failed to provide income information or that the rent was based on the reported household income. The ledger suggests that the respondent reports income regularly and that the monthly rent is significantly subsidized. On the evidence, I can not conclude that the application of the unsubsidized rents for this period are reasonable. Ignoring those months I find rent owing of \$14,481.56 calculated as follows:

Balance as per ledger	\$45,486.56
Less 13 months @ \$2385	<u>(31,005.00)</u>
Balance owing	\$14,481.56

An order shall issue requiring the respondent to pay the applicant rent arrears of \$14,481.56 and

to pay future rent on time. The applicant is granted leave to seek further monetary relief for months of June, 2009 to and including June, 2010.

Hal Logsdon
Rental Officer