

IN THE MATTER between **SACHS HARBOUR HOUSING ASSOCIATION**,  
Applicant, and **EARL ESAU**, Respondent;

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 **SACHS HARBOUR, NT**.

BETWEEN:

**SACHS HARBOUR HOUSING ASSOCIATION**

Applicant/Landlord

- and -

**EARL ESAU**

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 thirteen thousand twelve dollars and seventy seven cents (\$13,012.77).
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 7th day of May,  
2014.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **SACHS HARBOUR HOUSING ASSOCIATION**,  
Applicant, and **EARL ESAU**, 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-

**EARL ESAU**

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:** February 11, 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. The applicant 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 \$15,762.77. The applicant stated that although the full unsubsidized rent had been assessed in January and February, 2014 the subsidized rent of \$70 should apply, bringing the balance owing to \$13,012.77. She stated that all of the remaining rent assessments were calculated on reported household income in accordance with the approved rent scale.

I find the ledger in order and applying the noted adjustments find rent arrears of \$13,012.77 calculated as follows:

Rent arrears as per ledger	\$15,762.77
reversal of January/14 rent	(1,445.00)
reversal of February/14 rent	(1,445.00)
January/14 rent	70.00
February/14 rent	<u>70.00</u>
Balance owing	\$13,012.77

An order shall issue requiring the respondent to pay the applicant rent arrears of \$13,012.77 and

to pay future rent on time.

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Hal Logsdon  
Rental Officer