

IN THE MATTER between **ULUKHAKTOK HOUSING ASSOCIATION**, Applicant,
and **DENISE OKHEENA AND DANNY TAPTUNA**, 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 **ULUKHAKTOK, NT.**

BETWEEN:

ULUKHAKTOK HOUSING ASSOCIATION

Applicant/Landlord

- and -

DENISE OKHEENA AND DANNY TAPTUNA

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent Denise Okheena shall pay the applicant rent arrears in the amount of seven thousand one hundred forty dollars (\$7140.00).
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent Denise Okheena shall pay future rent on time.
3. Pursuant to section 45(4)(b) of the *Residential Tenancies Act*, the respondent Denise Okheena shall not breach her obligation to report the household income in accordance

with the tenancy agreement again.

DATED at the City of Yellowknife, in the Northwest Territories this 10th day of July,
2014.

Hal Logsdon
Rental Officer

IN THE MATTER between **ULUKHAKTOK HOUSING ASSOCIATION**, Applicant,
and **DENISE OKHEENA AND DANNY TAPTUNA**, 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:

ULUKHAKTOK HOUSING ASSOCIATION

Applicant/Landlord

-and-

DENISE OKHEENA AND DANNY TAPTUNA

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: June 18, 2014

Place of the Hearing: Ulukhaktok, NT

Appearances at Hearing: Marjorie Hansen, representing the applicant (by
telephone)
Sheila Nasogaluak, representing the applicant
Sadie Joss, representing the applicant
Denise Okheena, respondent
Danny Taptuna, respondent

Date of Decision: June 18, 2014

REASONS FOR DECISION

The current tenancy agreement is between the applicant and Denise Okheena as sole tenant. The application was made naming Denise Okheena and Danny Taptuna as respondents. The applicant stated that Ms Okheena has always been named as a tenant on all previous tenancy agreements for the premises and elected to proceed against Ms Okheena alone.

The applicant alleged that Ms Okheena had breached the tenancy agreement by failing to pay rent and by failing to report the household income in accordance with the tenancy agreement. The applicant sought an order requiring Ms Okheena to pay the alleged rent arrears, report the household income in accordance with the tenancy agreement in the future and to pay the monthly rent on time. The premises are subsidized public housing.

The applicant provided copies of the tenant ledger in evidence which indicated a balance of rent owing of \$7140 as at June 10, 2014. The applicant stated that they did not wish to include the June rent as it still required adjustment to the household income.

The ledger shows numerous retroactive adjustments of the assessed rent. The applicant testified that all of the rent assessments had now been adjusted to the reported household income using the approved rent scale but Ms Okheena had often failed to report the income on the dates it was requested.

Ms Okheena did not dispute the allegations.

I find Denise Okheena breached her obligation to pay rent and her obligation to report the household income in accordance with the tenancy agreement. An order shall issue requiring Denise Okheena to pay rent arrears of \$7140, to pay future rent on time and to not breach her obligation to report the household income in the future.

Hal Logsdon
Rental Officer