

IN THE MATTER between **Northwest Territories Housing Corp.**, Applicant, and
Jason Horesay and Charlene Bonnetrouge, 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, **Adelle Guigon**, Deputy Rental Officer,
regarding a rental premises located within the **hamlet of Fort Providence in the
Northwest Territories.**

BETWEEN:

NORTHWEST TERRITORIES HOUSING CORP.

Applicant/Landlord

- and -

JASON HORESAY and CHARLENE BONNETROUGE

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondents must pay to the applicant rental arrears in the amount of \$14,614.00 (fourteen thousand six hundred fourteen dollars).

DATED at the City of Yellowknife in the Northwest Territories this 25th day of August,
2014.

Adelle Guigon
Deputy Rental Officer

IN THE MATTER between **Northwest Territories Housing Corp.**, Applicant, and
Jason Horesay and Charlene Bonnetrouge, 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 **Adelle Guigon**, Deputy Rental Officer,

BETWEEN:

NORTHWEST TERRITORIES HOUSING CORP.

Applicant/Landlord

-and-

JASON HORESAY and CHARLENE BONNETROUGE

Respondents/Tenants

REASONS FOR DECISION

<u>Date of the Hearing:</u>	August 21, 2014
<u>Place of the Hearing:</u>	Yellowknife, Northwest Territories, by teleconference
<u>Appearances at Hearing:</u>	Yvonne Burke, representing the applicant Jason Horesay, respondent Charlene Bonnetrouge, respondent
<u>Date of Decision:</u>	August 21, 2014

REASONS FOR DECISION

An application to a rental officer made by Northwest Territories Housing Corp. as the applicant/landlord against Jason Horesay and Charlene Bonnetrouge as the respondents/tenants was filed by the Rental Office June 9, 2014. The application was made regarding a subsidized public housing residential tenancy agreement for the rental premises known as Unit #H-0005 in Fort Providence, Northwest Territories. The applicant personally served a copy of the filed application on the respondents June 18, 2014.

The applicant alleged the respondents had accumulated rental arrears. Evidence submitted is listed in Appendix A attached to this order.

A hearing was scheduled for August 21, 2014, by three-way teleconference. Ms. Yvonne Burke appeared representing the applicant. Mr. Jason Horesay and Ms. Charlene Bonnetrouge appeared as respondents.

Ms. Burke testified that the respondents were parties to a residential tenancy agreement for subsidized public housing. The respondents have accumulated rental arrears in the amount of \$14,614. Ms. Burke acknowledged that the respondents had been diligent over the last several months in making payments against their rental arrears. The applicant advised their request for an order for payment of rental arrears was precautionary in nature, intended only for enforcement should the respondents discontinue making regular payments towards the rental arrears.

The respondents acknowledged their debt for rental arrears and did not dispute the amount alleged. They indicated they understood the applicant's intended use of an order for payment of rental arrears and were not opposed to it.

Tenancy agreement

The residential lease agreement entered into evidence by the applicant is for a subsidized public housing tenancy between the parties. I am satisfied a valid tenancy agreement is in place in accordance with the *Residential Tenancies Act* (the Act).

Rental arrears

The lease balance statement entered into evidence by the applicant represents the landlord's accounting of monthly subsidized rent and payments received on the respondents' rent account. There was no dispute from the respondents on the balance of rental arrears reflected. I am satisfied the lease balance statement accurately reflects payments received on the respondents' rent account. I find the respondents have accumulated rental arrears in the amount of \$14,614.

An order will issue requiring Mr. Jason Horesay and Ms. Charlene Bonnetrouge to pay rental arrears in the amount of \$14,614.

Adelle Guigon
Deputy Rental Officer

APPENDIX A

Exhibits

- Exhibit 1: Lease balance statement dated March 31, 2014
- Exhibit 2: Statement of account as of March 31, 2012
- Exhibit 3: Homeownership Entry Level Program (HELP Program) agreement signed by respondents November 19, 2007
- Exhibit 4: Residential lease agreement signed by respondents
- Exhibit 5: Applicant's Homeownership Entry Level Program (HELP) correspondence to respondents dated January 27, 2014
- Exhibit 6: Applicant's Homeownership Entry Level Program Fort Providence, NT correspondence to respondents dated May 1, 2014
- Exhibit 7: Applicant's Homeownership Entry Level Program (HELP) - lease renewal correspondence to respondents dated September 25, 2013
- Exhibit 8: Lease balance statement for April 1, 2012, to March 31, 2014