

IN THE MATTER between **ULUKHAKTOK HOUSING ASSOCIATION**, Applicant,
and **PETER ALIKAMIK**, 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 **ULUKHAKTOK, NT.**

BETWEEN:

ULUKHAKTOK HOUSING ASSOCIATION

Applicant/Landlord

- and -

PETER ALIKAMIK

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 twenty four thousand forty nine dollars (\$24,049).
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent shall pay future rent on time.
3. Pursuant to sections 45(4)(a) and 45(4)(b) of the *Residential Tenancies Act*, the respondent shall comply with his obligation to report the household income in accordance with the tenancy agreement and shall not breach that obligation again.

DATED at the City of Yellowknife, in the Northwest Territories this 12th day of August,
2014.

Hal Logsdon
Rental Officer

IN THE MATTER between **ULUKHAKTOK HOUSING ASSOCIATION**, Applicant,
and **PETER ALIKAMIK**, 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:

ULUKHAKTOK HOUSING ASSOCIATION

Applicant/Landlord

-and-

PETER ALIKAMIK

Respondent/Tenant

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
Peter Alikamik, respondent
Gilbert Olifie, witness for the respondent**

Date of Decision: **June 18, 2014**

REASONS FOR DECISION

The applicant alleged that the respondent 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 the respondent to pay the alleged rent arrears, to report the household income in accordance with the tenancy agreement and to pay future rent on time. The premises are subsidized public housing.

The applicant provided a statement of the rent account which indicated a balance owing as at June 12, 2014 of \$25,494. The applicant stated that the full unsubsidized rent of \$1445 had been assessed for the month of June but that they were not seeking the June rent at this time as they would be adjusting that month's rent to the household income when it was reported. The applicant sought relief of \$24,049. The applicant noted the numerous adjustments on the ledger, and stated that these had been necessary due to the failure of the respondent to report the household income in a timely manner.

Although the current tenancy agreement names Peter Alikamik and Gilbert Olifie as joint tenants, the applicant indicated that some of the rent arrears accrued during a former tenancy agreement to which Ms Olifie was not a party. The applicant has elected to file against Mr Alikamik only.

The respondent did not dispute the allegations.

I find the ledger in order and find the respondent in breach of his obligation to pay rent and his obligation to report the household income in accordance with the tenancy agreement. I find the rent arrears to be \$24,049.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$24,049, to comply with his obligation to report the household income in accordance with the tenancy agreement and not breach that obligation again and to pay the monthly rent on time in the future.

Hal Logsdon
Rental Officer