

IN THE MATTER between **ULUKHAKTOK HOUSING ASSOCIATION**, Applicant,  
and **STEPHEN JOSS**, 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 -

**STEPHEN JOSS**

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 eight hundred eighty one dollars and ninety nine cents (\$24,881.99).
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent shall pay future rent on time.
3. Pursuant to section 45(4)(b) of the *Residential Tenancies Act*, the respondent shall not breach his obligation to report the household income in accordance with the tenancy

agreement again.

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

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Hal Logsdon  
Rental Officer

IN THE MATTER between **ULUKHAKTOK HOUSING ASSOCIATION**, Applicant,  
and **STEPHEN JOSS**, 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-

**STEPHEN JOSS**

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  
Stephen Joss, 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, 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 \$24,881.99. 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 the respondent had often failed to report the income on the dates it was requested.

The respondent did not dispute the allegations.

I 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. An order shall issue requiring the respondent to pay rent arrears of \$24,881.99, to pay future rent on time and to not breach his obligation to report the household income in the future.

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Hal Logsdon  
Rental Officer