

IN THE MATTER between **ULUKHAKTOK HOUSING ASSOCIATION**, Applicant,
and **LARRY OLIFFIE**, 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 -

LARRY OLIFFIE

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 seven thousand nine hundred seventy one dollars and ten cents (\$27,971.10).
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 12th day of August,
2014.

Hal Logsdon
Rental Officer

IN THE MATTER between **ULUKHAKTOK HOUSING ASSOCIATION**, Applicant,
and **LARRY OLIFFIE**, 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-

LARRY OLIFFIE

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: **June 18, 2014**

Place of the Hearing: **Uluhaktok, NT**

Appearances at Hearing: **Marjorie Hansen, representing the applicant (by
telephone)
Sheila Nasogaluak, representing the applicant
Sadie Joss, representing the applicant**

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

REASONS FOR DECISION

The respondent was send a Notice of Attendance by registered mail on May 22, 2014. At the time of the hearing there was no confirmation of receipt and the notice was eventually returned to the rental office unclaimed. The respondent failed to appear at the hearing. In my opinion, it is not unreasonable to deem the notice served pursuant to section 71(5) of the *Residential Tenancies Act*. The hearing was held in the absence of the respondent.

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and sought an order requiring the respondent to pay the alleged rent arrears 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 \$27,971.10. The applicant stated that all of the assessed rent had been calculated based on the reported household income in accordance with the approved public housing rent scale.

I find the ledger in order and find the respondent in breach of his obligation to pay rent. I find the rent arrears to be \$27,971.10. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$27,971.10 and to pay future rent on time.

Hal Logsdon
Rental Officer