

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **NIKOLIC DRAGOSLAV**, Respondent;

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter
R-5 (the "Act") as amended;

AND IN THE MATTER of a Hearing before, **HAL LOGSDON**, Rental Officer,
regarding the rental premises at **YELLOWKNIFE, NT**.

BETWEEN:

YELLOWKNIFE HOUSING AUTHORITY

Applicant/Landlord

- and -

NIKOLIC DRAGOSLAV

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 41(4)(a) and 83(2) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of three hundred twenty dollars (\$320.00) in monthly installments of eighty dollars (\$80.00) payable on the last day of every month until the rent arrears are paid in full. The first payment shall be due on November 30, 2014.
2. Pursuant to section 45(4)(b) of the *Residential Tenancies Act*, the respondent shall report the household income on time in the future.
3. 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 25th day of
November, 2014.

Hal Logsdon
Rental Officer

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **NIKOLIC DRAGOSLAV**, 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:

YELLOWKNIFE HOUSING AUTHORITY

Applicant/Landlord

-and-

NIKOLIC DRAGOSLAV

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: **October 29, 2014**

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Ella Newhook, representing the applicant
Nikolic Dragoslav, respondent

Date of Decision: **October 29, 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 withdrew their request for an order terminating the tenancy agreement in favour of an order to pay the rent arrears in monthly payments, report the household income in the future and to pay the monthly rent on time. The premises are subsidized public housing.

The applicant provided a statement of the rent account which indicated a balance of rent owing of \$320. The applicant stated that all of the rent had now been adjusted to reported income but noted that the full unsubsidized rent had been applied on numerous occasions in the past because no income information had been submitted by the respondent.

The respondent did not dispute the allegations and stated that he could pay the monthly rent plus an additional \$80 each month until the rent arrears were paid in full. The applicant agreed to the proposed payment plan.

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 \$320. I also find that the respondent has failed to report the household income in the past.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$320 in monthly

payments of \$80, payable on the last day of every month until the rent arrears are paid in full. The first payment shall be due on November 30, 2014. The respondent is also ordered to report the household income in the future and to pay future rent on time.

Should the respondent fail to pay the monthly rent on time or fail to make an ordered payment of the arrears, the applicant may file another application seeking the full payment of any remaining balance and termination of the tenancy agreement.

Hal Logsdon
Rental Officer