

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **ELIZABETH AVADLUK**, 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 -

ELIZABETH AVADLUK

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 45(4)(b) of the *Residential Tenancies Act*, the respondent shall not breach her obligation to report the household income to the landlord again.

DATED at the City of Yellowknife, in the Northwest Territories this 3rd day of
December, 2014.

Hal Logsdon
Rental Officer

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **ELIZABETH AVADLUK**, 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-

ELIZABETH AVADLUK

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: November 18, 2014

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Ella Newhook, representing the applicant

Date of Decision: November 18, 2014

REASONS FOR DECISION

This matter was originally scheduled to be heard on October 29, 2014 but was adjourned to November 18, 2014 at the request of the applicant. Both parties were advised of the date, time and location of the hearing on October 29. The respondent failed to appear at the November 18 hearing and the hearing was held in her absence.

The applicant stated that all of the household income had been reported and all rents had been adjusted to the reported income in accordance with the approved rent scale. The applicant stated that there were no arrears of rent and that the respondent now enjoyed a credit balance of \$87.32. The applicant withdrew their request for a order terminating the tenancy agreement in favour of an order not to breach the requirement to report the household income again. The premises are subsidized public housing.

The tenancy agreement between the parties obligates the tenant to report the household income whenever requested. The tenant ledger indicates clearly that the full unsubsidized rent has been assessed on numerous occasions and the applicant testified that the respondent had failed to provide any income information on those occasions to enable a subsidized rent to be calculated.

I find that the respondent has breached their obligation to report the household income and shall issue an order to not breach that obligation again.

Hal Logsdon
Rental Officer