

IN THE MATTER between **FORT RESOLUTION HOUSING AUTHORITY**,  
Applicant, and **RAQUEL MCNABB AND TRENT BEAULIEU**, Respondents;

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 **FORT RESOLUTION, NT**.

BETWEEN:

**FORT RESOLUTION HOUSING AUTHORITY**

Applicant/Landlord

- and -

**RAQUEL MCNABB AND TRENT BEAULIEU**

Respondents/Tenants

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of six thousand fifty dollars (\$6050.00).
2. Pursuant to section 45(4)(a) of the *Residential Tenancies Act*, the respondents shall comply with their obligation to report the household income in accordance with the tenancy agreement.
3. Pursuant to sections 41(4)(c), 45(4)(e) and 83(2) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as #000D-15, Lot 200, Plan 2343, Fort Resolution, NT shall be terminated on February 15, 2015 and the

respondents shall vacate the premises on that date, unless the rent arrears in the amount of six thousand fifty dollars (\$6050.00) are paid in full and the respondents have reported their household income for the months of October and November, 2014.

3. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondents shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 16th day of December, 2014.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **FORT RESOLUTION HOUSING AUTHORITY**,  
Applicant, and **RAQUEL MCNABB AND TRENT BEAULIEU**, Respondents.

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:

**FORT RESOLUTION HOUSING AUTHORITY**

Applicant/Landlord

-and-

**RAQUEL MCNABB AND TRENT BEAULIEU**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** December 11, 2014

**Place of the Hearing:** Fort Resolution, NT

**Appearances at Hearing:** Elizabeth Ann McKay, representing the applicant

**Date of Decision:** December 11, 2014

**REASONS FOR DECISION**

The respondents were served with Notices of Attendance sent by registered mail and confirmed delivered. The respondents failed to appear at the hearing and the hearing was held in their absence.

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent. The applicant sought an order requiring the respondents to pay the alleged rent arrears and terminating the tenancy agreement and evicting the respondents. The premises are subsidized public housing.

The applicant provided a copy of the rent ledger which indicated a balance of rent owing of \$6050. The applicant stated that the full unsubsidized rent had been assessed in November and December, 2014 because the respondents had failed to provide any household income information in order to calculate subsidized rents for those months. The applicant stated that all other rents had been assessed based on the reported household income.

I find the ledger in order and find the respondents in breach of their obligation to pay rent and their obligation to report the household income as set out in the tenancy agreement. I find the rent arrears to be \$6050. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the rent arrears are promptly paid and the household income reported for October and November, 2014.

An order shall issue requiring the respondents to pay the applicant rent arrears of \$6050 and to report the household income for October and November, 2014. The tenancy agreement shall be terminated on February 15, 2015 unless the rent arrears are paid in full and the household income reported. Should the tenancy agreement continue, the respondents are also ordered to pay future rent on time. An eviction order to be effective on February 16, 2015 unless the rent arrears are paid and the income reported on or before February 15, 2015 shall be issued separately.

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Hal Logsdon  
Rental Officer