

IN THE MATTER between **FORT RESOLUTION HOUSING AUTHORITY**,
Applicant, and **ALEDA LAFFERTY**, 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 **FORT RESOLUTION, NT**.

BETWEEN:

FORT RESOLUTION HOUSING AUTHORITY

Applicant/Landlord

- and -

ALEDA LAFFERTY

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 one thousand five hundred sixteen dollars and fifty two cents (\$1516.52).

DATED at the City of Yellowknife, in the Northwest Territories this 6th day of January,
2015.

Hal Logsdon
Rental Officer

IN THE MATTER between **FORT RESOLUTION HOUSING AUTHORITY**,
Applicant, and **ALEDA LAFFERTY**, 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:

FORT RESOLUTION HOUSING AUTHORITY

Applicant/Landlord

-and-

ALEDA LAFFERTY

Respondent/Tenant

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
Aleda Lafferty, respondent

Date of Decision: December 11, 2014

REASONS FOR DECISION

The tenancy agreement between the parties was terminated on October 31, 2014 when the respondent vacated the premises. The applicant retained the security deposit (\$700) and interest (\$19.48), applying it to rent arrears (\$4831.00) resulting in a balance owing of \$4111.52. A statement of account showing that balance was provided in evidence by the applicant.

The full unsubsidized rent of \$1545 was applied in September and October, 2014. The applicant testified that the respondent had failed to provide any income information to enable the calculation of a subsidized rent for those months. The hearing was adjourned to permit the respondent to provide the missing income information.

When the hearing resumed the applicant stated that the rent for September, 2014 had been adjusted to \$345 and the rent for October, 2014 had been adjusted to \$150 bringing the balance of rent owing to \$2236 and the total amount, net of the security deposit and interest, to \$1516.52

Rent arrears as per statement	\$4831
less September rent	(1545)
less October rent	(1545)
plus adjusted September rent	345
plus adjusted October rent	<u>150</u>
Adjusted rent arrears	\$2236
Security deposit	(\$700.00)
Interest	(19.48)
Rent arrears	<u>2236.00</u>
Total	\$1516.52

The respondent did not dispute the amount owing.

I find the respondent in breach of her obligation to pay rent. Taking into consideration the security deposit and accrued interest, I find an amount owing to the applicant of \$1516.52.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$1516.52.

Hal Logsdon
Rental Officer