

IN THE MATTER between **Yellowknives Dene First Nation Housing Division**,
Applicant, and **Frank Paper and Shelley Leonardis**, 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, **Adelle Guigon**, Deputy Rental Officer,
regarding a rental premises within **the city of Yellowknife in the Northwest Territories**.

BETWEEN:

YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION

Applicant/Landlord

- and -

FRANK PAPER and SHELLEY LEONARDIS

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. The application is dismissed.

DATED at the City of Yellowknife in the Northwest Territories this 30th day of January
2015.

Adelle Guigon
Deputy Rental Officer

IN THE MATTER between **Yellowknives Dene First Nation Housing Division**,
Applicant, and **Frank Paper and Shelley Leonardis**, 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 **Adelle Guigon**, Deputy Rental Officer.

BETWEEN:

YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION

Applicant/Landlord

-and-

FRANK PAPER and SHELLEY LEONARDIS

Respondents/Tenants

REASONS FOR DECISION

<u>Date of the Hearing:</u>	January 28, 2015
<u>Place of the Hearing:</u>	Yellowknife, Northwest Territories
<u>Appearances at Hearing:</u>	Frank Paper, respondent Shelley Leonardis, respondent
<u>Date of Decision:</u>	January 28, 2015

REASONS FOR DECISION

An application to a rental officer made by Yellowknives Dene First Nation Housing Division as the applicant/landlord against Frank Paper and Shelley Leonardis as the respondents/tenants was filed by the Rental Office December 9, 2014. The application was made regarding a subsidized public housing residential tenancy agreement for the rental premises known as House #436 in Dettah, Northwest Territories. The applicant personally served a copy of the filed application on the respondents December 11, 2014.

The applicant alleged the respondents had repeatedly failed to pay the full amount of rent when due, had failed to report household income, and had accumulated rental arrears. They sought an order for payment of rental arrears and that future rent be paid on time. Evidence submitted is listed in Appendix A attached to this order.

A hearing was scheduled for January 7, 2015, in Yellowknife, Northwest Territories. Ms. Rose Black appeared representing the applicant. Mr. Frank Paper and Ms. Shelley Leonardis appeared as respondents. At hearing, the respondents provided the applicant with updated household income information. As the provision of this information would result in a recalculation of the monthly rent based on the household income reported, and as such a recalculation of the current rental arrears, the hearing was adjourned to January 28, 2015, at 1:30 p.m. to permit the applicant time to make the necessary recalculations. All parties confirmed the new hearing date and time, and confirmed the hearing would take place at the same location .

On January 28, 2015, Mr. Frank Paper and Ms. Shelley Leonardis appeared as respondents. No one appeared to represent the applicant. The application was dismissed, granting leave to the applicant to file a new application should they wish to do so.

Adelle Guigon
Deputy Rental Officer

APPENDIX A

Exhibits

Exhibit 1: Customer aged detail as at December 5, 2014

Exhibit 2: Tenant ledger cards for rent from April 2010 to November 2014

Exhibit 3: Residential tenancy agreement fixed term lease dated April 1, 2010

Exhibit 4: Residential tenancy agreement indeterminate lease dated April 1, 2012

Exhibit 5: Applicant's correspondences to respondents dated: November 14, 2014; October 1, 2014; October 15, 2014; June 6, 2014

Exhibit 6: Payroll Deduction Authorization - Current Tenants form dated June 5, 2014