

IN THE MATTER between **TULITA HOUSING ASSOCIATION**, Applicant, and  
**CAROLINE WIDOW**, 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 **TULITA, NT**.

BETWEEN:

**TULITA HOUSING ASSOCIATION**

Applicant/Landlord

- and -

**CAROLINE WIDOW**

Respondent/Tenant

**EVICITION ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 63(4)(a) of the *Residential Tenancies Act*, the respondent shall be evicted from the rental premises known as #0049, Tulita, NT on May 1, 2015.

DATED at the City of Yellowknife, in the Northwest Territories this 17th day of March,  
2015.

---

Hal Logsdon  
Rental Officer

IN THE MATTER between **TULITA HOUSING ASSOCIATION**, Applicant, and  
**CAROLINE WIDOW**, 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:

**TULITA HOUSING ASSOCIATION**

Applicant/Landlord

-and-

**CAROLINE WIDOW**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** February 18, 2015

**Place of the Hearing:** Tulita, NT

**Appearances at Hearing:** Helen Squirrel, representing the applicant

**Date of Decision:** March 14, 2015

**REASONS FOR DECISION**

The respondent was sent a Notice of Attendance by registered mail. At the time of the hearing, there was no confirmation of receipt but Canada Post confirmed that a notice had been delivered to the respondent's address on February 2, 2015 indicating where the item could be picked up. A rental officer contacted the respondent by telephone on February 12, 2015 and advised her of the notice and the location, date and time of the hearing. The respondent failed to appear at the hearing. In my opinion, it is not unreasonable to deem the Notice of Attendance served in accordance with section 71(5) of the *Residential Tenancies Act*. The hearing was held in the absence of the respondent.

The tenancy agreement between the parties will be terminated by order on April 30, 2015 for non-payment of rent and failure to report the household income in accordance with the tenancy agreement (file #20-14475, filed on March 17, 2015). In my opinion, the eviction is justified if the respondent remains in possession of the rental premises after April 30, 2015.

---

Hal Logsdon  
Rental Officer