

IN THE MATTER between **HAY RIVER HOUSING AUTHORITY**, Applicant, and
CHRISTOPHER DAIGNEAULT, 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 **HAY RIVER, NT**.

BETWEEN:

HAY RIVER HOUSING AUTHORITY

Applicant/Landlord

- and -

CHRISTOPHER DAIGNEAULT

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 five hundred sixty seven dollars and thirty nine cents (\$567.39).
2. Pursuant to sections 42(3)(d) and 42(3)(e) of the *Residential Tenancies Act*, the applicant is authorized to complete repairs to the rental premises and the respondent is ordered to pay the applicant for the costs of the repairs in the amount of one thousand one hundred thirty six dollars and one cent (\$1136.01).

.../2

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

DATED at the City of Yellowknife, in the Northwest Territories this 8th day of April,
2015.

Hal Logsdon
Rental Officer

IN THE MATTER between **HAY RIVER HOUSING AUTHORITY**, Applicant, and
CHRISTOPHER DAIGNEAULT, 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:

HAY RIVER HOUSING AUTHORITY

Applicant/Landlord

-and-

CHRISTOPHER DAIGNEAULT

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: March 19, 2015

Place of the Hearing: Hay River, NT via teleconference

Appearances at Hearing: Adam Swanson, representing the applicant
Christopher Daigneault, respondent
Maureen Maurice, witness for the respondent

Date of Decision: March 19, 2015

REASONS FOR DECISION

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and by damaging the rental premises. The applicant sought an order requiring the respondent to pay the alleged rent arrears and ordering the respondent to pay for the repair of the damages to the rental premises. The premises are subsidized public housing.

The applicant provided a statement of the rent account which indicated a balance owing of \$2403.40. The applicant stated that the respondent had paid \$700 that day bringing the balance owing to \$1703.40. Of that amount \$567.39 represents rent arrears and \$1136.01 represents repairs of damages. The applicant provided inspection reports, work orders and invoices supporting the repair costs. The applicant testified that the repairs were made necessary due to the negligence of the tenant.

The respondent did not dispute the allegations.

I find the statement in order and find rent arrears of \$567.39. I find the damages to be caused by the negligence of the respondent and find the repair costs reasonable. An order shall issue requiring the respondent to pay the applicant rent arrears of \$567.39, authorizing the applicant to proceed with repairs and ordering the respondent to pay the applicant the repair costs of \$1136.01. The respondent is also ordered to pay future rent on time.

Hal Logsdon
Rental Officer