

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

BETWEEN:

YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION

Applicant/Landlord

- and -

JESSE GOULET

Respondent/Respondent

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent must pay to the applicant rental arrears in the amount of \$686.22 (six hundred eighty-six dollars twenty-two cents).

DATED at the City of Yellowknife in the Northwest Territories this 11th day of May
2015.

Adelle Guigon
Deputy Rental Officer

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Applicant/Landlord

-and-

JESSE GOULET

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	April 15, 2015
<u>Place of the Hearing:</u>	Yellowknife, Northwest Territories
<u>Appearances at Hearing:</u>	Rose Black, representing the applicant
<u>Date of Decision:</u>	April 15, 2015

REASONS FOR DECISION

An application to a rental officer made by Yellowknives Dene First Nation Housing Division as the applicant/landlord against Jesse Goulet as the respondent/tenant was filed by the Rental Office January 29, 2015. The application was made regarding a subsidized public housing residential tenancy agreement for the rental premises known as #10, 900 Sikyea Tili, N'dilo, in Yellowknife, Northwest Territories. The applicant personally served a copy of the filed application on the respondent March 16, 2015.

The applicant alleged the respondent had accumulated rental arrears and sought an order for payment. Evidence submitted is listed in Appendix A attached to this order.

A hearing was scheduled for April 15, 2015, in Yellowknife, Northwest Territories. Ms. Rose Black appeared representing the applicant. Mr. Jesse Goulet was sent a notice of attendance by registered mail deemed served April 2, 2015, pursuant to section 71(5) of the *Residential Tenancies Act* (the Act). Mr. Goulet did not appear at hearing nor did anyone appear on his behalf. The hearing proceeded in his absence pursuant to section 80(2) of the Act.

Ms. Black testified to and provided evidence that Mr. Goulet had been in a residential tenancy agreement for subsidized public housing since October 1, 2012, occupying the rental premises known as #10, 900 Sikyea Tili, N'dilo. Mr. Goulet's tenancy ended April 25, 2014. The tenant ledger cards submitted into evidence reflect the landlord's accounting of monthly assessed rent and payments received against the respondent's rent account. The ledger included a charge of \$108.38 for tenant damage, but Ms. Black had no knowledge or supporting documents defining what tenant damages the charge was for. The rental arrears claimed (not including the tenant damage charge) is \$28,329.88.

I am satisfied a valid tenancy agreement for subsidized public housing was in place between the parties in accordance with the Act. I am satisfied the tenant ledger cards accurately reflect the status of the respondent's rent account, excepting the charge for tenant damages of \$108.38. I find the respondent has accumulated rental arrears in the total amount of \$28,329.88.

A previous rental officer order (#10-13218) was issued on December 18, 2012, for payment of rental arrears in the amount of \$27,643.66. That order remains enforceable and as such an order for payment of rental arrears issued now will account for rental officer order #10-13218.

An order will issue requiring Mr. Jesse Goulet to pay rental arrears in the amount of \$686.22.

Adelle Guigon
Deputy Rental Officer

APPENDIX A

Exhibits

Exhibit 1: Residential tenancy agreement dated October 1, 2012

Exhibit 2: Tenant ledger cards for rent from April 1, 2007, to August 5, 2014