

IN THE MATTER between **Yellowknives Dene First Nation Housing Division**,  
Applicant, and **Jessica Deleary**, 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 **community of Dettah in the Northwest  
Territories.**

BETWEEN:

**YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION**

Applicant/Landlord

- and -

**JESSICA DELEARY**

Respondent/Tenant

**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 \$10,505.34 (ten thousand five hundred five dollars thirty-four cents).

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

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Adelle Guigon  
Deputy Rental Officer

IN THE MATTER between **Yellowknives Dene First Nation Housing Division**,  
Applicant, and **Jessica Deleary**, Respondent.

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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-

**JESSICA DELEARY**

Respondent/Tenant

**REASONS FOR DECISION**

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

**REASONS FOR DECISION**

An application to a rental officer made by Yellowknives Dene First Nation Housing Division against Jessica Deleary was filed by the Rental Office March 2, 2015. The application was made regarding a subsidized public housing residential tenancy agreement for the rental premises known as House #410 in Dettah, Northwest Territories. The applicant personally served a copy of the filed application on the respondent March 2, 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. Ms. Jessica Deleary appeared as respondent.

The parties agreed that Ms. Deleary had been a tenant in subsidized public housing since November 1, 2010. The tenancy ended on February 28, 2015. Rental arrears accumulated as of the end of the tenancy had reached \$10,812.84. On February 26, 2015, Ms. Deleary entered into a monthly payment plan with the landlord, acknowledging her debt. As of the hearing date the rental arrears had reduced to \$10,505.34 and Ms. Deleary did not dispute the amount of rental arrears claimed. Ms. Deleary understood that the intended purpose of the requested rental officer order for payment of the rental arrears was to have a legal means for the landlord to enforce payment should Ms. Deleary fail to comply with her payment plan.

I am satisfied that a valid tenancy agreement was in place between the parties in accordance with the *Residential Tenancies Act* and that the tenant ledger card and customer aged detail provided into evidence by the landlord accurately reflect the status of the respondent's rent account. I find the respondent has accumulated rental arrears in the amount of \$10,505.34 and an order will issue requiring Ms. Jessica Deleary to pay those rental arrears.

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Adelle Guigon  
Deputy Rental Officer

APPENDIX A

Exhibits

Exhibit 1: Customer aged detail as at February 26, 2015

Exhibit 2: Payroll deduction authorization form dated February 26, 2015

Exhibit 3: Email conversation between Jessica Deleary and Rose Black dated February 26, 2015

Exhibit 4: Respondent's correspondence to applicant dated February 9, 2015

Exhibit 5: Respondent's agreement to communicate with applicant by email

Exhibit 6: Residential tenancy agreements dated: July 16, 2012; April 1, 2012; November 1, 2010

Exhibit 7: Tenant ledger card for rent from January 21, 2015, to March 20, 2015