

IN THE MATTER between **Yellowknife Housing Authority**, Applicant, and **Patricia Lockhart**, 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:

YELLOWKNIFE HOUSING AUTHORITY

Applicant/Landlord

- and -

PATRICIA LOCKHART

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 \$309.74 (three hundred nine dollars seventy-four cents).

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

Adelle Guigon
Deputy Rental Officer

IN THE MATTER between **Yellowknife Housing Authority**, Applicant, and **Patricia Lockhart**, Respondent.

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter R-5 (the "Act");

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BETWEEN:

YELLOWKNIFE HOUSING AUTHORITY

Applicant/Landlord

-and-

PATRICIA LOCKHART

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>	Ella Newhook, representing the applicant Patricia Lockhart, respondent
<u>Date of Decision:</u>	April 15, 2015

REASONS FOR DECISION

An application to a rental officer made by Yellowknife Housing Authority as the applicant/landlord against Patricia Lockhart as the respondent/tenant was filed by the Rental Office March 5, 2015. The application was made regarding a subsidized public housing residential tenancy agreement for the rental premises known as 2010 Sissons Court in Yellowknife, Northwest Territories. The applicant personally served a copy of the filed application on the respondent March 10, 2015.

The applicant alleged the respondent had been repeatedly late paying her rent and caused damages to the rental premises. An order was sought for payment of rental arrears, compensation for repairs, termination of the tenancy agreement, and eviction. Evidence submitted is listed in Appendix A attached to this order.

A hearing was scheduled for April 15, 2015, in Yellowknife, Northwest Territories. Ms. Ella Newhook appeared representing the applicant. Ms. Patricia Lockhart appeared as respondent.

Ms. Newhook testified and provided evidence that Ms. Lockhart has been a tenant in subsidized public housing since October 25, 2013. At the time of filing the application to a rental officer, the respondent had been repeatedly late paying her rent and had failed to pay an invoice for tenant damages. Since the filing of the application the tenant damages arrears had been resolved and the remaining amount claimed by the landlord of \$309.74 was for rental arrears. Ms. Newhook withdrew the applicant's request for compensation for repairs, termination of the tenancy agreement, and eviction, seeking only an order for payment of rental arrears.

Ms. Lockhart did not dispute the claim for rental arrears, acknowledging her debt.

I am satisfied a valid tenancy agreement for subsidized public housing is in place between the parties in accordance with the *Residential Tenancies Act*. I am further satisfied that the updated statement of account submitted into evidence accurately represents the current status of the respondent's rent account. I find the respondent has rental arrears in the amount of \$309.74 and an order will issue for payment.

Adelle Guigon
Deputy Rental Officer

APPENDIX A

Exhibits

Exhibit 1: Agreement to pay rental arrears dated September 9, 2014

Exhibit 2: Statement of account dated March 5, 2015

Exhibit 3: Applicant's invoice number 81134 dated July 8, 2014

Exhibit 4: Applicant's lease termination correspondence to respondent dated January 21, 2015

Exhibit 5: Residential tenancy agreement dated October 25, 2013

Exhibit 6: Statement of account dated April 14, 2015.