

IN THE MATTER between **Fort Simpson Housing Authority**, Applicant, and **Rufus Ekenale**, 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, **Adelle Guigon**, Deputy Rental Officer, regarding a rental premises within **the community of Wrigley in the Northwest Territories**.

BETWEEN:

FORT SIMPSON HOUSING AUTHORITY

Applicant/Landlord

- and -

RUFUS EKENALE

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 \$3,052.00 (three thousand fifty-two dollars).
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent must pay his rent on time in the future.

DATED at the City of Yellowknife in the Northwest Territories this 23rd day of July 2015.

Adelle Guigon
Deputy Rental Officer

IN THE MATTER between **Fort Simpson Housing Authority**, Applicant, and **Rufus Ekenale**, 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.

BETWEEN:

FORT SIMPSON HOUSING AUTHORITY

Applicant/Landlord

-and-

RUFUS EKENALE

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	June 16, 2015
<u>Place of the Hearing:</u>	Wrigley, Northwest Territories, by teleconference
<u>Appearances at Hearing:</u>	Kathy Konisenta, representing the applicant Rufus Ekenale, respondent
<u>Date of Decision:</u>	June 16, 2015

REASONS FOR DECISION

An application to a rental officer made by Fort Simpson Housing Authority as the applicant/landlord against Rufus Ekenale as the respondent/tenant was filed by the Rental Office April 14, 2015. The application was made regarding a subsidized public housing residential tenancy agreement for the rental premises known as Unit 2-WY, Lot 123/124, Plan 429, in Wrigley, Northwest Territories. The applicant served a copy of the filed application on the respondent by regular mail verbally confirmed received May 5, 2015.

The applicant alleged the respondent had failed to pay the full amount of rent when due and had accumulated rental arrears. An order was sought for payment of the rental arrears and future rent on time. Evidence submitted is listed in Appendix A attached to this order.

A hearing was scheduled for June 16, 2015, in Wrigley, Northwest Territories. Ms. Kathy Konisenta appeared by telephone representing the applicant. Mr. Rufus Ekenale appeared as respondent.

Tenancy agreement

The residential tenancy agreement provided by the applicant establishes a residential tenancy agreement with the respondent for subsidized public housing commencing July 1, 2012. The rental premises is identified as Unit WRIG-01, Lot 121, Plan 429, in Wrigley, Northwest Territories. The maximum monthly rent is set at \$1,545. The respondent did not dispute the tenancy. I am satisfied the tenancy agreement between the parties is for subsidized public housing in accordance with the *Residential Tenancies Act* (the Act).

The lease ledger provided by the applicant identifies the respondent's rental premises as WRIG-01. I am satisfied that the rental premises identified on the application to a rental officer is a typographical error and should read as WRIG-01, Lot 121, Plan 429, in Wrigley, Northwest Territories.

Rental arrears

The customer aged detail and lease ledger provided by the applicant represent the landlord's accounting of monthly assessed rent and payments received against the respondent's rent account. The respondent did not dispute the accuracy of the accounting and acknowledged his rental arrears. I am satisfied these documents accurately represent the current status of the respondent's rent account. I find the respondent has failed to pay the full amount of his rent when due and has accumulated rental arrears in the amount of \$3,052.

Order

An order will issue requiring Mr. Rufus Ekenale to pay rental arrears in the amount of \$3,052 and to pay his future rent on time.

Adelle Guigon
Deputy Rental Officer

APPENDIX A

Exhibits

Exhibit 1: Customer aged detail as at March 27, 2015

Exhibit 2: Residential tenancy agreement dated April 1, 2015

Exhibit 3: Lease ledger dated June 16, 2015