

IN THE MATTER between **ULUKHAKTOK HOUSING ASSOCIATION**, Applicant,
and **EILEEN AKHOAKHION**, 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 **ULUKHAKTOK, NT**.

BETWEEN:

ULUKHAKTOK HOUSING ASSOCIATION

Applicant/Landlord

- and -

EILEEN AKHOAKHION

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 three thousand three hundred forty dollars and eighty three cents (\$3340.83).
2. Pursuant to section 45(4)(a) and 45(4)(b) of the *Residential Tenancies Act*, the respondent shall comply with her obligation to report the household income in accordance with the tenancy agreement and shall not breach that obligation again.
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 9th day of
September, 2015.

Hal Logsdon
Rental Officer

IN THE MATTER between **ULUKHAKTOK HOUSING ASSOCIATION**, Applicant,
and **EILEEN AKHOAKHION**, 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:

ULUKHAKTOK HOUSING ASSOCIATION

Applicant/Landlord

-and-

EILEEN AKHOAKHION

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: July 29, 2015

Place of the Hearing: Ulukhaktok, NT

Appearances at Hearing: Sadie Joss, representing the applicant
Sheila Nasogaluak, representing the applicant
Eileen Akhoakhion, respondent

Date of Decision: July 29, 2015

REASONS FOR DECISION

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and by failing to report the household income in accordance with the tenancy agreement. The applicant sought an order requiring the respondent to pay the alleged rent arrears, to report the household income and to pay future rent on time. The premises are subsidized public housing.

The applicant provided a copy of the lease balance statement which indicated a balance of rent owing in the amount of \$3340.83. The applicant noted that the full unsubsidized rent had been applied on numerous occasions because the respondent had failed to report the household income information required. All of the assessed rent has now been adjusted to income.

The applicant also provided a copy of a repayment agreement dated July 3, 2014 whereby the respondent promised to pay rent arrears of \$2935.83 in monthly payments of \$192 commencing July 29, 2014.

The respondent did not dispute the allegations.

Clearly, the July 3, 2014 repayment agreement was breached. I find the lease balance statement in order and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$3340.83. I find the respondent has been in breach of her obligation to report the household income.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$3340.83 and to pay future rent on time. The respondent is also ordered to comply with her obligation to report the household income and to not breach that obligation again.

Hal Logsdon
Rental Officer