

IN THE MATTER between **ULUKHAKTOK HOUSING ASSOCIATION**, Applicant,
and **JOSEPH KITEKUDLAK JR.**, 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 -

JOSEPH KITEKUDLAK JR.

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 twenty three thousand and eight dollars (\$23,008.00).
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent shall pay future rent on time.
3. Pursuant to section 45(4)(a) and 45(4)(b) of the *Residential Tenancies Act*, the respondent shall comply with his obligation to report the household income in accordance with the tenancy agreement and shall not breach that obligation again.

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 **JOSEPH KITEKUDLAK JR.**, 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-

JOSEPH KITEKUDLAK JR.

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
Joseph Kitekudlak Jr., 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 \$23,008. The applicant stated that all of the rent had been adjusted to the reported household income but noted that the full unsubsidized rent had been assessed on numerous occasions in the past because the respondent had failed to meet that obligation.

The respondent did not dispute the allegations.

I find the statement in order and find the respondent in breach of his obligation to pay rent. I find the rent arrears to be \$23,008. I find the respondent has been in breach of his obligation to report the household income in accordance with the tenancy agreement.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$23,008 and to pay future rent on time. The order shall also require the respondent to report the household income in accordance with the tenancy agreement and to not breach that obligation again.

Hal Logsdon
Rental Officer