

IN THE MATTER between **NWT HOUSING CORPORATION**, Applicant, and
JESSIE KOYINA, Respondent;

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

AND IN THE MATTER of a Hearing before, **HAL LOGSDON**, Rental Officer,
regarding the rental premises at **GAMETI, NT**.

BETWEEN:

NWT HOUSING CORPORATION

Applicant/Landlord

- and -

JESSIE KOYINA

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 two thousand two hundred eighty five dollars (\$2285.00).
2. Pursuant to section 45(4)(b) of the *Residential Tenancies Act*, the respondent shall not breach his obligation to report the household income in the future.

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 14th day of October, 2015.

Hal Logsdon
Rental Officer

IN THE MATTER between **NWT HOUSING CORPORATION**, Applicant, and
JESSIE KOYINA, 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:

NWT HOUSING CORPORATION

Applicant/Landlord

-and-

JESSIE KOYINA

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: August 27, 2015

Place of the Hearing: Gameti, NT via teleconference

Appearances at Hearing: Janelle Pierrot, representing the applicant
Mike Keohane, representing the applicant

Date of Decision: August 27, 2015

REASONS FOR DECISION

The respondent was served with a Notice of Attendance sent by registered mail and confirmed delivered. The respondent failed to appear at the hearing and the hearing was held in his absence.

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 on time in the future and to pay the monthly rent on time. The premises are subsidized public housing.

The applicant provided a statement of account in evidence which indicated a balance of rent owing in the amount of \$2285. The applicant stated that all of the rent had now been adjusted to the reported household income but noted that the full unsubsidized rent was originally applied in May, 2015 because the respondent had failed to provide any income information.

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 \$2285. I also find that the respondent has previously breached his obligation to report the household income.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$2285 and to report the household income in accordance with the tenancy agreement in the future. The

respondent is also ordered to pay the monthly rent on time.

Hal Logsdon
Rental Officer