

IN THE MATTER between **HAY RIVER HOUSING AUTHORITY**, Applicant, and
SANDRA ARNAULT, 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 **HAY RIVER, NT.**

BETWEEN:

HAY RIVER HOUSING AUTHORITY

Applicant/Landlord

- and -

SANDRA ARNAULT

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 four hundred fifty dollars (\$450.00).
2. Pursuant to section 42(3)(e) of the *Residential Tenancies Act*, the respondent shall pay the applicant repair costs in the amount of ninety eight dollars and fourteen cents (\$98.14).
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 15th day of October,
2015.

Hal Logsdon
Rental Officer

IN THE MATTER between **HAY RIVER HOUSING AUTHORITY**, Applicant, and
SANDRA ARNAULT, 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:

HAY RIVER HOUSING AUTHORITY

Applicant/Landlord

-and-

SANDRA ARNAULT

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: August 26, 2015

Place of the Hearing: Hay River, NT via telephone

Appearances at Hearing: Adam Swanson, representing the applicant

Date of Decision: August 26, 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 her absence.

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and by failing to repair damages to the premises. The applicant sought an order requiring the respondent to pay the alleged rent arrears and repair costs and to pay future rent on time. The premises are subsidized public housing.

The applicant provided a statement of account in evidence which indicated a balance owing of \$548.14. Included in that amount is a charge of \$98.14 for unplugging a toilet. The remaining balance of \$450 is arrears of rent. Copies of the work order and invoice for the repair were also provided in evidence.

I find the statement in order and find the repair costs reasonable.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$450, repair costs of \$98.14 and to pay future rent on time.

Hal Logsdon
Rental Officer