

IN THE MATTER between **NWT HOUSING CORPORATION**, Applicant, and
MARY ROSE MANTLA, 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 -

MARY ROSE MANTLA

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 nine hundred twenty one dollars (\$2921.00).
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)(b) of the *Residential Tenancies Act*, the respondent shall not breach her obligation to report the household income again.

DATED at the City of Yellowknife, in the Northwest Territories this 4th day of
November, 2015.

Hal Logsdon
Rental Officer

IN THE MATTER between **NWT HOUSING CORPORATION**, Applicant, and
MARY ROSE MANTLA, 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-

MARY ROSE MANTLA

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: September 24, 2015

Place of the Hearing: Yellowknife, NT via teleconference

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

Date of Decision: September 24, 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 report the household income in accordance with the tenancy agreement. The premises are subsidized public housing, The applicant sought an order requiring the respondent to pay the alleged rent arrears and not breach her obligation to report the household income again.

The applicant provided statements of the rent account in evidence, the latest of which indicated a balance as at September 2, 2015 of \$4085. Previous statements indicated that the full unsubsidized rent had been charged on several occasions. The applicant stated that the full unsubsidized rent had been charged because the respondent had failed to report any income information on which to calculate a subsidized rent. The applicant stated that all income information had now been provided and all rents adjusted accordingly.

The statements provided in evidence open with a balance of \$224. At the hearing the applicant was unable to show how that balance of rent had accrued and was given the opportunity to provide that information after the hearing. The applicant provided the requested information later that day which indicated that the balance of \$224 was an error and should have been a credit

balance of \$940 instead, adjusting the current rent arrears to \$2921. An amended statement was provided.

Balance as per statement	\$4085
less opening balance	224
plus adjusted opening balance	<u>(940)</u>
Adjusted balance	\$2921

I am satisfied that the adjusted statement accurately represents the amount of rent owed by the respondent. I am also satisfied that the respondent has previously breached her obligation to report the household income.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$2921, pay future rent on time and to not breach her obligation to report the household income again.

Hal Logsdon
Rental Officer