

IN THE MATTER between **Northwest Territories Housing Corporation**, Applicant,
and **Debbie Beaulieu**, 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, **Adelle Guigon**, Deputy Rental Officer,
regarding a rental premises within **the town of Fort Smith in the Northwest
Territories.**

BETWEEN:

NORTHWEST TERRITORIES HOUSING CORPORATION

Applicant/Landlord

- and -

DEBBIE BEAULIEU

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent must pay to the applicant rental arrears in the amount of \$4,693.00 (four thousand six hundred ninety-three dollars).

DATED at the City of Yellowknife in the Northwest Territories this 9th day of November
2015.

Adelle Guigon
Deputy Rental Officer

IN THE MATTER between **Northwest Territories Housing Corporation**, Applicant,
and **Debbie Beaulieu**, Respondent.

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

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NORTHWEST TERRITORIES HOUSING CORPORATION

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-and-

DEBBIE BEAULIEU

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	November 3, 2015
<u>Place of the Hearing:</u>	Fort Smith, Northwest Territories, by teleconference
<u>Appearances at Hearing:</u>	Kevin Mageean, representing the applicant Debbie Beaulieu, respondent
<u>Date of Decision:</u>	November 3, 2015

REASONS FOR DECISION

An application to a rental officer made by Fort Smith Housing Authority as the applicant/landlord against Debbie Beaulieu as the respondent/tenant was filed by the Rental Office July 21, 2015. The application was made regarding a subsidized public housing residential tenancy agreement for the rental premises known as Unit #0006, 55 St. Ann's Street, in Fort Smith, Northwest Territories. The applicant served a copy of the filed application on the respondent by registered mail which was signed for August 10, 2015.

The applicant alleged the respondent had accumulated rental arrears under a former tenancy agreement and sought an order for payment of the rental arrears. Evidence submitted is listed in Appendix A attached to this order.

A hearing was scheduled for November 3, 2015, in Fort Smith, Northwest Territories. The rental officer appeared by telephone. Mr. Kevin Mageean appeared representing the applicant. Ms. Debbie Beaulieu appeared as respondent.

Preliminary matters

The application to a rental officer identified the landlord as Fort Smith Housing Authority. The written tenancy agreement identified the landlord as Northwest Territories Housing Corporation with Fort Smith Housing Authority as its agent. Mr. Mageean agreed at hearing that the landlord should be properly identified as Northwest Territories Housing Corporation. As such, the application and style of cause will be amended going forward to identify the applicant/landlord as Northwest Territories Housing Corporation.

Tenancy agreement

The residential tenancy agreements entered into evidence establish an agreement between the parties for subsidized public housing commencing July 4, 2007. The rental premises was identified as Unit #0006, 55 St. Ann's Street, in Fort Smith, Northwest Territories.

The parties did not dispute the validity of the tenancy agreement and agreed that the tenancy ended June 9, 2015. I am satisfied a valid tenancy agreement for subsidized public housing between the parties was in place in accordance with the *Residential Tenancies Act* (the Act).

Rental arrears

The lease balance statements entered into evidence represent the landlord's accounting of monthly assessed rents and payments received against the respondent's rent account. Ms. Beaulieu did not dispute the accuracy of the accounting. She acknowledged and accepted responsibility for her debt to the landlord. I am satisfied the statements accurately represent the status of Ms. Beaulieu's rent account.

All rents were subsidized based on reported household income. Ms. Beaulieu's full-time employed, adult granddaughter moved in with her approximately May 2014, which increased the amount of Ms. Beaulieu's monthly rent and initiated the start of accumulated rental arrears. By the end of the tenancy, the rental arrears had accumulated to \$4,693.

Order

I am satisfied that the respondent has accumulated rental arrears and an order will issue requiring Ms. Debbie Beaulieu to pay rental arrears in the amount of \$4,693.

Adelle Guigon
Deputy Rental Officer

APPENDIX A

Exhibits

- Exhibit 1: Lease balance statement printed July 17, 2015
- Exhibit 2: Agreement to pay rental arrears signed by respondent January 26, 2015
- Exhibit 3: Applicant's correspondences to respondent dated: July 2, 2015; June 2, 2015; April 24, 2015; March 30, 2015; December 13, 2006
- Exhibit 4: Uninitialled pages 1, 6, and 7 of a residential tenancy agreement dated April 1, 2012
- Exhibit 5: Uninitialled pages 1, 6, and 7 of a residential tenancy agreement dated April 1, 2012
- Exhibit 6: Initialled pages 1, 6, and 7 of a residential tenancy agreement dated April 1, 2012
- Exhibit 7: Signed residential tenancy agreement dated July 4, 2015
- Exhibit 8: Correspondence from Debbie Beaulieu to the Board dated July 3, 2007
- Exhibit 9: Correspondence from Norman W. Beaulieu to Fort Smith Housing dated July 3, 2007
- Exhibit 10: Signed residential tenancy agreement dated January 17, 2007
- Exhibit 11: Signed check-in inspection report dated January 17, 2007
- Exhibit 12: Lease balance statement printed November 2, 2015