

IN THE MATTER between **Northwest Territories Housing Corporation**, Applicant,
and **Christal Sangris**, 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 city of Yellowknife in the Northwest Territories**.

BETWEEN:

NORTHWEST TERRITORIES HOUSING CORPORATION

Applicant/Landlord

- and -

CHRISTAL SANGRIS

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 \$84.19 (eighty-four dollars nineteen cents).
2. Pursuant to section 45(4)(d) of the *Residential Tenancies Act*, the respondent must compensate the applicant for the costs of cleaning the rental premises in the amount of \$250.00 (two hundred fifty dollars).

DATED at the City of Yellowknife in the Northwest Territories this 23rd day of
November 2015.

Adelle Guigon
Deputy Rental Officer

IN THE MATTER between **Northwest Territories Housing Corporation**, Applicant,
and **Christal Sangris**, 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 **Adelle Guigon**, Deputy Rental Officer.

BETWEEN:

NORTHWEST TERRITORIES HOUSING CORPORATION

Applicant/Landlord

-and-

CHRISTAL SANGRIS

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	October 7, 2015
<u>Place of the Hearing:</u>	Yellowknife, Northwest Territories
<u>Appearances at Hearing:</u>	Kerri-Lyn McLeod, representing the applicant
<u>Date of Decision:</u>	October 7, 2015

REASONS FOR DECISION

An application to a rental officer made by Yellowknives Dene First Nation - Housing Division as the applicant/landlord against Christal Sangris as the respondent/tenant was filed by the Rental Office August 20, 2015. The application was made regarding a subsidized public housing residential tenancy agreement for the rental premises known as #2 Sikyea Apartments, N'Dilo, in Yellowknife, Northwest Territories. The applicant personally served a copy of the filed application on the respondent August 21, 2015.

The applicant alleged the respondent had accumulated rental arrears and disturbed other tenant's enjoyment or possession of the rental premises and residential complex. An order was sought for payment of rental arrears, termination of the tenancy agreement, and eviction. By correspondence dated October 5, 2015, the applicant withdrew their request to terminate the tenancy and evict the tenant due to the tenant having vacated the rental premises. Evidence submitted is listed in Appendix A attached to this order.

A hearing was scheduled for October 7, 2015, in Yellowknife, Northwest Territories. Ms. Kerri-Lyn McLeod appeared representing the applicant. Ms. Christal Sangris was sent a notice of attendance by registered mail deemed served October 2, 2015, pursuant to section 71(5) of the *Residential Tenancies Act* (the Act). Ms. Sangris did not appear at hearing, nor did anyone appear on her behalf. The hearing proceeded in her absence pursuant to section 80(2) of the Act.

Preliminary matters

The application to a rental officer identified the landlord as Yellowknives Dene First Nation - Housing Division. The written tenancy agreement identified the landlord as Northwest Territories Housing Corporation with Yellowknives Dene First Nation as its agent. It was agreed at hearing the application should correspond with the tenancy agreement. Going forward, the application and style of cause will identify the landlord as Northwest Territories Housing Corporation.

Tenancy agreement

The residential tenancy agreement entered into evidence establishes an agreement between the parties for subsidized public housing commencing November 29, 2013. The rental premises was identified as #2 Sikyea Apartments, N'Dilo, in Yellowknife, Northwest Territories. The maximum monthly rent was established as \$1,545. I am satisfied a valid tenancy agreement for subsidized public housing was in place between the parties in accordance with the Act.

Rental arrears

The tenant ledger cards entered into evidence represent the landlord's accounting of charges and payments made against the respondent's rent account. All rents have been assessed a subsidy. I am satisfied the tenant ledger cards accurately reflect the current status of the respondent's rent account. I find the respondent has accumulated rental arrears in the amount of \$84.19.

Cleaning

Evidence was presented establishing that the respondent vacated the rental premises on or about September 25, 2015. An exit inspection was conducted in the respondent's absence, noting the dining/living area walls/trim, kitchen cabinets, stove/oven, refrigerator, bathroom walls/trim, bathroom ceiling, bathroom cabinets/mirrors, toilet/tub, master bedroom walls/trim, master bedroom closet, and second bedroom walls/trim as unclean. Section 45(2) of the Act requires a tenant to maintain the ordinary cleanliness of the rental premises. I am satisfied the respondent has failed to comply with their obligation to maintain the ordinary cleanliness of the rental premises. The applicant's claim of \$250 for cleaning the rental premises is reasonable. I find the respondent must compensate the applicant for cleaning costs in the amount of \$250.

Orders

An order will issue requiring Christal Sangris to pay rental arrears in the amount of \$84.19 and to compensate the applicant for the costs of cleaning in the amount of \$250.

Adelle Guigon
Deputy Rental Officer

APPENDIX A

Exhibits

- Exhibit 1: Notice of termination to respondent dated August 20, 2015
- Exhibit 2: Contract records dated: August 5, 2015; February 16, 2015; February 4, 2015; March 2, 2015;
- Exhibit 3: Notes to file dated: July 27, 2015; April 20, 2015; April 22, 2015; April 30, 2015; May 30, 2015; June 8, 2015; June 4, 2015; April 21, 2015; April 13, 2015; March 2, 2015; January 28, 2015; January 22, 2015; January 13, 2015; December 19, 2013; December 18, 2013; December 9, 2013; December 3, 2013; June 3, 2015;
- Exhibit 4: Applicant's notices to respondent dated: May 27, 2015; May 21, 2015; May 6, 2015; April 22, 2015; March 24, 2015; January 16, 2015; April 24, 2014; December 19, 2013;
- Exhibit 5: Promissory note dated March 24, 2015
- Exhibit 6: Tenant ledger cards for rent from November 29, 2013, to August 5, 2015
- Exhibit 7: Residential tenancy agreement dated November 29, 2013
- Exhibit 8: Applicant's contract record for Christal Sangris dated from August 27 to October 5, 2015
- Exhibit 9: Applicant's correspondence dated October 5, 2015, with attached tenant ledger card for charges from April 1 to October 7, 2015.
- Exhibit 10: Tenant check-in/out unit condition report and cleaning checklist