

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY ON BEHALF OF THE NORTHWEST TERRITORIES HOUSING CORPORATION**, Applicant, and **JAMES SCHILLER**, 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 **YELLOWKNIFE, NT**.

BETWEEN:

**YELLOWKNIFE HOUSING AUTHORITY ON BEHALF OF THE NORTHWEST
TERRITORIES HOUSING CORPORATION**

Applicant/Landlord

- and -

JAMES SCHILLER

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 43(3)(a) and 43(3)(b) of the *Residential Tenancies Act*, the respondent shall comply with his obligation to not create any disturbance and shall not breach that obligation again.

DATED at the City of Yellowknife, in the Northwest Territories this 3rd day of December, 2015.

Hal Logsdon
Rental Officer

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY ON BEHALF OF THE NORTHWEST TERRITORIES HOUSING CORPORATION**, Applicant, and **JAMES SCHILLER**, 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:

**YELLOWKNIFE HOUSING AUTHORITY ON BEHALF OF THE NORTHWEST
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Applicant/Landlord

-and-

JAMES SCHILLER

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: November 18, 2015

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Ella Newhook, representing the applicant
Mary Banksland, representing the applicant
Cameron O'Keefe, representing the applicant
James Schiller, respondent

Date of Decision: November 18, 2015

REASONS FOR DECISION

The applicant alleged that the respondent had created a disturbance at the rental premises on January 22, 2014 and another disturbance at the office of the landlord on October 16, 2015. The applicant stated that both incidents involved employees of the landlord who felt threatened by the respondent. Testimony was given outlining the details of the disturbances. The applicant sought an order terminating the tenancy agreement and evicting the respondent. The applicant stated that the respondent had apologized for the incidents and promised that no such incidents would occur in the future. The applicant withdrew their request for an order terminating the tenancy agreement and asked only for an order requiring the respondent to not engage in disturbing behaviour again.

The respondent did not dispute the allegations. He stated that he was not himself and had been dealing with a medical condition. He acknowledged that he lost his temper and pledged that it would not happen again. The respondent provided a written apology to the applicant.

I am satisfied that the respondent breached his obligation to not disturb the landlord and shall issue an order requiring the respondent to comply with that obligation and to not breach it again.

Hal Logsdon
Rental Officer