

IN THE MATTER between **Northwest Territories Housing Corporation**, Applicant,
and **Beverly Bouvier**, 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,
regarding a rental premises located within the **hamlet of Fort Providence in the
Northwest Territories**.

BETWEEN:

NORTHWEST TERRITORIES HOUSING CORPORATION

Applicant/Landlord

- and -

BEVERLY BOUVIER

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 \$2,989.38 (two thousand nine hundred eighty-nine dollars thirty-eight cents).
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent must pay her rent on time in the future.

DATED at the City of Yellowknife in the Northwest Territories this 9th day of February
2016.

Adelle Guigon
Deputy Rental Officer

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-and-

BEVERLY BOUVIER

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	February 4, 2016
<u>Place of the Hearing:</u>	Fort Providence, Northwest Territories, by teleconference
<u>Appearances at Hearing:</u>	Alphonsine Gargan, representing the applicant Beverly Bouvier, respondent
<u>Date of Decision:</u>	February 4, 2016

REASONS FOR DECISION

An application to a rental officer made by Fort Providence Housing Association as the applicant/landlord against Beverly Bouvier as the respondent/tenant was filed by the Rental Office December 8, 2015. The application was made regarding a subsidized public housing residential tenancy agreement for a rental premises located in Fort Providence, Northwest Territories. The applicant personally served a copy of the filed application on the respondent December 14, 2015.

The applicant alleged the respondent had repeatedly failed to pay the full amount of rent when due and had accumulated rental arrears. An order was sought for payment of the rental arrears and that future rent be paid on time. Evidence submitted is listed in Appendix A attached to this order.

A hearing was scheduled for February 4, 2016, in Fort Providence, Northwest Territories. The rental officer appeared by telephone. Ms. Alphonsine Gargan appeared representing the applicant. Ms. Beverly Bouvier appeared as respondent.

Preliminary matters

The application to a rental officer identified the landlord as Fort Providence Housing Association. The written tenancy agreement identified the landlord as Northwest Territories Housing Corporation with Fort Providence Housing Association as its agent. Ms. Gargan agreed at hearing the application should appropriately identify the landlord as Northwest Territories Housing Corporation. The style of cause going forward will refer to the landlord as Northwest Territories Housing Corporation.

Tenancy agreement

The parties agreed and evidence was presented establishing a tenancy agreement between the parties for subsidized public housing in Fort Providence, Northwest Territories. I am satisfied a valid tenancy agreement for subsidized public housing is in place between the parties in accordance with the Act.

Rental arrears

The lease balance statements entered into evidence reflect the landlord's accounting of monthly assessed rents and payments made against the respondent's rent account. They indicate all rents have been subsidized. The respondent did not dispute the accuracy of the accounting and accepted responsibility for the balance owing. I am satisfied the lease balance statements accurately reflect the current status of the respondent's rent account. I find the respondent has been repeatedly late paying the full amount of her rent when due and has accumulated rental arrears in the amount of \$2,989.38.

Order

An order will issue requiring the respondent to pay rental arrears in the amount of \$2,989.38 and to pay her rent on time in the future.

Adelle Guigon
Deputy Rental Officer

APPENDIX A

Exhibits

- Exhibit 1: Residential tenancy agreement dated October 1, 2015
- Exhibit 2: Rent calculation forms and related attachments for September, October, and November 2015
- Exhibit 3: Lease balance statement printed November 24, 2015
- Exhibit 4: Agreement to pay rental arrears dated September 22, 2015
- Exhibit 5: Emails between Emma Beeching and Alphonsine Gargan dated November 9 and November 23, 2015
- Exhibit 6: Applicant's correspondences to respondent dated: November 30, 2015; October 13, 2015; September 14, 2015; August 21, 2015
- Exhibit 7: Lease balance statement printed December 15, 2015
- Exhibit 8: Lease balance statement printed January 12, 2016
- Exhibit 9: Lease balance statement printed February 1, 2016
- Exhibit 10: Lease balance statement printed February 3, 2016