

IN THE MATTER between **Northwest Territories Housing Corporation**, Applicant,  
and **Griffin Matto**, 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 -

**GRIFFIN MATTO**

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 \$219.52 (two hundred nineteen dollars fifty-two cents).
2. Pursuant to section 42(3)(e) of the *Residential Tenancies Act*, the respondent must pay to the applicant the costs of repairs to the rental premises in the amount of \$530.94 (five hundred thirty dollars ninety-four cents).

DATED at the City of Yellowknife in the Northwest Territories this 10th day of February  
2016.

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Adelle Guigon  
Deputy Rental Officer

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-and-

**GRIFFIN MATTO**

Respondent/Tenant

**REASONS FOR DECISION**

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

### **REASONS FOR DECISION**

An application to a rental officer made by Fort Providence Housing Association as the applicant/landlord against Griffin Matto 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 accumulated rental arrears and caused damages to the rental premises. An order was requested for payment of the rental arrears and payment for the cost of repairs. 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 teleconference. Ms. Alphonsine Gargan appeared representing the applicant. Mr. Griffin Matto appeared as respondent.

#### *Preliminary matters*

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

#### *Tenancy agreement*

The parties agreed and evidence was presented establishing a residential tenancy agreement between them for subsidized public housing which ended September 30, 2015. 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 lease balance statement entered into evidence represents the landlord's accounting of monthly assessed rents and payments received against the respondent's rent account. The respondent did not dispute the accuracy of the accounting reflected in the lease balance statement. I am satisfied the lease balance statement accurately reflects the current status of the respondent's rent account.

The respondent did not dispute the amount of rental arrears claimed by the applicant of \$219.52. The lease balance statement corroborates the claimed rental arrears. I find the respondent has accumulated rental arrears in the amount of \$219.52.

*Repairs*

The applicant provided invoices and work orders into evidence substantiating their claim for the costs of repairs associated with damages documented upon completing an exit inspection of the rental premises. The damages included holes in walls, a damaged exterior door and frame, and broken and missing window screens. The costs of repairs claimed are \$111.64 for the holes, \$605.72 for the door, and \$163.93 for the window screens, for a total of \$881.29. The applicant retained the total security deposit of \$350.35 against the cost of repairs. The respondent did not dispute any of the damages, accepting responsibility for the cost of repairs. I find the respondent liable for the remaining cost of repairs in the amount of \$530.94.

*Order*

An order will issue requiring the respondent to pay rental arrears in the amount of \$219.52 and to pay for the costs of repairs in the amount of \$530.94.

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Adelle Guigon  
Deputy Rental Officer

APPENDIX A

Exhibits

- Exhibit 1: Residential tenancy agreement dated July 2, 2015
- Exhibit 2: Lease balance statement printed November 30, 2015
- Exhibit 3: Rent calculation forms and related documents for July, August, and September 2015
- Exhibit 4: Statutory declaration completed by Kristy Tanche dated July 2, 2015
- Exhibit 5: Applicant's correspondences to respondent dated: November 30, 2015; September 14, 2015; May 15, 2015; April 9, 2015;
- Exhibit 6: Tenant check-in/out unit condition report dated January 27, 2014, and October 13, 2015
- Exhibit 7: Applicant's invoice number 136105 dated November 16, 2015
- Exhibit 8: Applicant's work order TD058720 dated November 10, 2015
- Exhibit 9: Applicant's invoice number 133189 dated October 22, 2015
- Exhibit 10: Applicant's work order number TD058722 dated October 20, 2015
- Exhibit 11: Applicant's invoice number 136107 dated November 16, 2015
- Exhibit 12: Applicant's work order number TD058724 dated November 10, 2015