

IN THE MATTER between **TUKTOYAKTUK HOUSING ASSOCIATION**,
Applicant, and **ROLAND KUPTANA AND RITA KUPTANA**, Respondents;

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, **HAL LOGSDON**, Rental Officer,
regarding the rental premises at **TUKTOYAKTUK, NT**.

BETWEEN:

TUKTOYAKTUK HOUSING ASSOCIATION

Applicant/Landlord

- and -

ROLAND KUPTANA AND RITA KUPTANA

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 84(3) and 41(4)(a) of the *Residential Tenancies Act*, the previous order is rescinded and the respondents are ordered to pay the applicant rent arrears in the amount of forty nine thousand one hundred fifty one dollars and seventy six cents (\$49,151.76).

DATED at the City of Yellowknife, in the Northwest Territories this 16th day of March,
2016.

Hal Logsdon
Rental Officer

IN THE MATTER between **TUKTOYAKTUK HOUSING ASSOCIATION**,
Applicant, and **ROLAND KUPTANA AND RITA KUPTANA**, Respondents.

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:

TUKTOYAKTUK HOUSING ASSOCIATION

Applicant/Landlord

-and-

ROLAND KUPTANA AND RITA KUPTANA

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: March 3, 2016

Place of the Hearing: Tuktoyaktuk, NT via telephone

Appearances at Hearing: Lucille Pokiak, representing the applicant
Brian Larman, representing the applicant

Date of Decision: March 3, 2016

REASONS FOR DECISION

The respondents were served with Notices of Attendance sent by registered mail and confirmed delivered. The respondents did not appear at the hearing and the hearing was held in their absence.

The tenancy agreement between the parties was terminated on December 23, 2015 when the premises were destroyed by fire. The applicant has retained the security deposit and accrued interest (\$666.19) applying it to rent arrears (\$49,817.95) resulting in a balance owing of \$49,151.76.

A previous order (file #20-12314, filed on October 11, 2011) required the respondents to pay the monthly rent on time and pay rent arrears of \$45,568.98 in monthly installments of \$250.

The respondent provided a tenant ledger in evidence which indicated a balance of rent owing after the application of the security deposit and interest of \$49,151.76. Clearly this order has been breached. The applicant sought an order to pay the current rent arrears in lump sum.

I find the ledger in order and find rent arrears of \$49,151.76 after the application of the security deposit and interest.

An order shall issue rescinding the previous order and ordering the respondents to pay the applicant rent arrears of \$49,151.76 in lump sum.

Hal Logsdon
Rental Officer