

IN THE MATTER between **Northwest Territories Housing Corporation**, Applicant, and
Marlene Squirrel, 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**, 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 -

MARLENE SQUIRREL

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 \$1,131.69 (one thousand one hundred thirty-one dollars sixty-nine cents).
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent must pay her rent on time in the future.

3. Pursuant to sections 41(4)(c) and 83(2) of the *Residential Tenancies Act*, the tenancy agreement between the parties will terminate July 31, 2016, and the respondent must vacate the rental premises on or before that date, unless the rental arrears specified under paragraph 1 of this order are paid in full.

DATED at the City of Yellowknife in the Northwest Territories this 26th day of April 2016.

Adelle Guigon
Rental Officer

IN THE MATTER between **Northwest Territories Housing Corporation**, Applicant, and
Marlene Squirrel, 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-

MARLENE SQUIRREL

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	April 21, 2016
<u>Place of the Hearing:</u>	Fort Providence, Northwest Territories, by teleconference
<u>Appearances at Hearing:</u>	Alphonsine Gargan, representing the applicant Marlene Squirrel, respondent
<u>Date of Decision:</u>	April 21, 2016

REASONS FOR DECISION

An application to a rental officer made by Fort Providence Housing Association on behalf of the Northwest Territories Housing Corporation as the applicant/landlord against Marlene Squirrel as the respondent/tenant was filed by the Rental Office March 2, 2016. The application was made regarding a subsidized public housing residential tenancy agreement for a rental premises located in Fort Providence, Northwest Territories. The applicant served a copy of the filed application on the respondent by registered mail signed for March 22, 2016.

The applicant alleged the respondent had accumulated rental arrears and repeatedly failed to pay her rent on time. An order was sought for payment of the rental arrears, that future rent be paid on time, and termination of the tenancy agreement.

A hearing was scheduled for April 21, 2016, in Fort Providence, Northwest Territories. The rental officer appeared by telephone. Ms. Alphonsine Gargan appeared representing the applicant. Ms. Marlene Squirrel appeared as respondent.

Tenancy agreement

The parties agreed and evidence was submitted establishing a tenancy agreement between the parties for subsidized public housing for a rental premises located in Fort Providence, Northwest Territories. The tenancy commenced October 1, 2012. I am satisfied a valid tenancy agreement is in place between the parties for subsidized public housing in accordance with the *Residential Tenancies Act* (the Act).

Rental arrears

The parties agreed and evidence was submitted establishing that the respondent had repeatedly failed to pay her rent on time and had accumulated rental arrears in the amount of \$1,131.69. Considering all monthly rents have been subsidized based on reported household income, the amount of rental arrears are substantial, representing the equivalent of approximately 14 months' rent. I find the respondent has repeatedly failed to pay her rent on time and has accumulated rental arrears in the amount of \$1,131.69.

Termination of the tenancy agreement

The substantial amount of rental arrears and the respondent's repeated failure to pay her rent on time justify the termination of this tenancy agreement. The respondent indicated at hearing that she has made an application for financial assistance to the Homelessness Assistance Fund (HAF) and is anticipating a cheque from them within the next couple of weeks to resolve her debt with the applicant. The respondent is an income support client and they pay her monthly subsidized rent of \$75. The rental arrears have largely been carried forward from before the respondent was on income support. In consideration of the respondent's anticipated assistance from the HAF, I am satisfied a conditional termination order dependent on the payment in full of the rental arrears is appropriate.

Order

An order will issue requiring the respondent to pay rental arrears in the amount of \$1,131.69; to pay her rent on time in the future; and terminating her tenancy agreement on July 31, 2016, unless the rental arrears are paid in full.

Adelle Guigon
Rental Officer