

IN THE MATTER between **Northwest Territories Housing Corporation**, Applicant, and  
**Leighanne Lennie**, 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 **charter community of Tsiigehtchic in the Northwest  
Territories**.

BETWEEN:

**NORTHWEST TERRITORIES HOUSING CORPORATION**

Applicant/Landlord

- and -

**LEIGHANNE LENNIE**

Respondent/Tenant

**ORDER and EVICTION 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 \$1,975.00 (one thousand nine hundred seventy-five dollars).
2. Pursuant to section 41(4)(c) of the *Residential Tenancies Act*, the tenancy agreement between the parties will terminate June 30, 2016, and the respondent must vacate the rental premises on or before that date.

3. Pursuant to section 63(4)(a) of the *Residential Tenancies Act*, the respondent will be evicted from the rental premises known as Unit 34 in Tsiigehtchic, Northwest Territories, on July 1, 2016.
4. Pursuant to section 63(4)(b) of the *Residential Tenancies Act*, the respondent must compensate the applicant for use and occupation of the rental premises at a rate of \$47.51 for each day the respondent remains in the rental premises after June 30, 2016.

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

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Adelle Guigon  
Rental Officer

IN THE MATTER between **Northwest Territories Housing Corporation**, Applicant, and  
**Leighanne Lennie**, 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-

**LEIGHANNE LENNIE**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** June 8, 2016

**Place of the Hearing:** Tsiigehtchic, Northwest Territories, by teleconference

**Appearances at Hearing:** Elaine Blake, representing the applicant  
Shona Barbour, representing the applicant

**Date of Decision:** June 8, 2016

### **REASONS FOR DECISION**

An application to a rental officer made by Tsiigehtchic Housing Association on behalf of the Northwest Territories Housing Corporation as the applicant/landlord against Leighanne Lennie as the respondent/tenant was filed by the Rental Office March 3, 2016. The application was made regarding a subsidized public housing residential tenancy agreement for a rental premises located in Tsiigehtchic, 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 repeatedly failed to pay the rent on time and had accumulated rental arrears. An order was sought for payment of the rental arrears, termination of the tenancy agreement, and eviction.

A hearing was scheduled for June 8, 2016, in Tsiigehtchic, Northwest Territories. Ms. Elaine Blake and Ms. Shona Barbour appeared by telephone representing the applicant. Ms. Leighanne Lennie was served notice of the hearing by registered mail deemed served May 23, 2016, pursuant to section 71(5) of the *Residential Tenancies Act* (the Act). Ms. Lennie did not appear at hearing, nor did anyone appear on her behalf. The hearing proceeded in her absence pursuant to section 80(2) of the Act.

#### *Tenancy agreement*

The residential tenancy agreement entered into evidence establishes a tenancy agreement between the parties for subsidized public housing commencing October 1, 2015. I am satisfied a valid tenancy agreement is in place between the parties in accordance with the Act.

#### *Rental arrears*

The client aged detail, tenant ledger card, and lease balance statement entered into evidence represent the landlord's accounting of monthly assessed rents and payments made against the respondent's rent account. I am satisfied these documents accurately reflect the current status of the respondent's rent account.

The statement supports the landlord's allegation that the respondent has failed to pay her rent on time throughout the tenancy. The last zero balance to the account was recorded on September 28, 2015. The last payment against the account was recorded February 1, 2016, in the amount of \$325. The rental arrears of \$1,975 represent approximately six months' rent.

I am satisfied the respondent has repeatedly failed to pay her rent on time throughout the tenancy and I find the respondent has accumulated rental arrears in the amount of \$1,975.

*Termination of the tenancy agreement and eviction*

When the applicant filed the application they were of a mind to request an order for conditional termination of the tenancy agreement dependent on the payment of the rental arrears and rent being paid on time. The respondent has made no effort to communicate with the applicant since approximately mid-February 2016, and no payments have been forthcoming since February 1, 2016. In light of the respondent's blatant refusal to comply with her obligation to pay rent, her repeated pattern of late payments throughout the tenancy, and the substantial amount of rental arrears accumulated to date, I am satisfied that termination of the tenancy agreement and eviction are justified.

*Orders*

An order will issue requiring the respondent to pay rental arrears in the amount of \$1,975; terminating her tenancy agreement June 30, 2016; evicting her from the rental premises July 1, 2016; and requiring her to compensate the applicant for use and occupation of the rental premises at a rate of \$47.51 for each day she remains in the rental premises after June 30, 2016.

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Adelle Guigon  
Rental Officer