



# PUBLIC HOUSING NEWSLETTER



YELLOWKNIVES DENE FIRST NATION  
HOUSING DIVISION ON BEHALF OF NWT HOUSING CORPORATION.

902A SIKYEA TILI YELLOWKNIFE, NT X1A 0A7  
PH.: (867) 920-4403 FAX: (867) 873-3563

APRIL 2021

## **You can make your rent payments by either Method of your choice:**

- ▶ Cash
- ▶ Cheque or Money order
- ▶ Debit
- ▶ Email Money Transfer (Rose\_Black@gov.nt.ca)
- ▶ Pre-Authorized Debit (Through your Bank) contact TRO to set-up
- ▶ Automatic payroll deduction (Some employers won't allow) contact TRO to set-up
- ▶ Cash in Dettah Band Office

# YKDFN HOUSING STAFF

- ▶ Welcome Back Natasha Landry as the  
Tenant Relations Officer  
[Natasha\\_Landry@gov.nt.ca](mailto:Natasha_Landry@gov.nt.ca)
- ▶ Rose Black, Director  
E: [Rose\\_Black@gov.nt.ca](mailto:Rose_Black@gov.nt.ca)
- ▶ Nora Sangris, Administrative Assistant  
E: [Nora\\_Sangris@gov.nt.ca](mailto:Nora_Sangris@gov.nt.ca)
- ▶ Dennis Sabourin, Housing Maintainer
- ▶ Zachary Sangris, Maintenance Helper
- ▶ Kevin Low, Maintenance Helper/Plumber

# Work Orders

- ▶ To put in a Work Order for your unit during business hours please contact:
- ▶ Nora Sangris by Email:  
[Nora\\_Sangris@gov.nt.ca](mailto:Nora_Sangris@gov.nt.ca) or call
- ▶ 920-4403
- ▶ Maintenance on-call number is for after hour Emergency's
- ▶ Every work order is important however, Maintenance responds to the most urgent first.



Yellowknives Dene First Nation  
Housing Division  
Box 1138  
Yellowknife, N.W.T. X1A 2N8  
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CALL **446-0937**  
FOR ANY OF THESE **AFTER HOURS**  
MAINTENANCE EMERGENCIES

1. No heat.
2. No water, water leaks or problems with the pressure pump.
3. Fuel leaks.
4. Electrical trouble.
5. Smoke, fire or burning smell.
6. Damages resulting from break-ins, violence or accidents reported to the RCMP
7. Tenant locked-out (\$25.00 cash fee)
8. Tenant locked-in (door frozen or warped shut).

Yellowknife Emergency phone numbers:

RCMP	669-1111
Fire/Ambulance	873-2222
Stanton Hospital	669-4111

# Basic Home Tips – Range hood Fan

Use Spray Nine (Grease Cleaner purchase @ Creative Basics) Great grease cleaner for kitchen. Fan covers are delicate if scrubbed they will break, spray it let sit for couple hours then rinse with hot water and put back. Clean regularly to maintain proper efficiency.



# Spring Clean Up

▶ Spring is upon us! With spring clean-up around the corner we also encourage tenants to do a full clean-up throughout the unit (wash walls, fridge, stove and cupboards) to help keep it in good condition. A clean unit is preventative maintenance for things like bugs, mold etc...

- ▶ Some Tips:
- ▶ Vacuuming furnace radiators, air vents, bathroom fan and also washing covers will help maintain proper efficiency.
- ▶ To prolong the life span of floor tiles we recommend scrubbing the floor throughout the unit with SOS pads this will remove stains, marks and dirt (this can be done on a yearly basis)
- ▶ Disinfectant and floor whitener to wash floor: in mop pail add to hot water 1tbsp dish soap and ½ cup of bleach
- ▶ DO NOT wax floors because if it's not properly maintained it ruins the floor tiles beyond repair
- ▶ Wash walls and cupboards with magic eraser then rinse off
- ▶ Range hood fan – spray with Spray 9 let it soak for a day or two then rinse off with hot water. This will clean it without damaging. Clean regularly to avoid grease build up.
- ▶ Window/frame & screen – in a small bucket add windex to hot water was thoroughly to clean and prevent mold from growing, wipe with paper towel.
- ▶ Fridge / Stove – should be cleaned inside and out as well as under and behind, be careful not to damage floor
- ▶ Move furniture to sweep and mop underneath.
- ▶ Wash garbage bins to disinfect and kill bacteria.
- ▶ Using SOS or magic eraser to wash bath tub and tub surround.
- ▶ Wash on top of cupboards with SOS or Spray 9 to remove grease and residue.
- ▶ Wash out bathroom mirror and vanity.

▶ We receive quite a few calls regarding insects, insects will enter the unit it's inevitable. Some tips to help keep them out:

- ▶ Spray a can of Raid around the outside of the exterior doors, windows and around balcony/porch area. This can be done a couple of times throughout the summer
- ▶ You can buy less harsh chemical can of Raid for the indoors or use home remedies. In spray bottle mix water with some peppermint oil, you can use this to spray around the door windows etc. (you can also search other home remedies on-line).
- ▶ Salt is a good way to keep ants away

▶ Other reasons why insects may be in household are due to a number of different things unit being unclean, dirty laundry left around unit for long period of time, old moldy food left out or in cupboard, food crumbs, garbage etc.

# Dryer vent

It is very important that this is cleaned yearly to maintain proper efficiency and to avoid fire hazard

- ▶ Dryer Vent Cleaning Benefits
  - Reduce your risk of a dryer fire
  - Drastically lower your power bill
  - Your dryer will last longer with less repairs
  - Your clothes will dry faster with less lint left on them
  - Clogged vents cause dryers to overheat

# Radiators/Air ducting/bathroom fan

It is very important that this is cleaned yearly to maintain proper efficiency

- ▶ Cleaning Benefits – the removal of dust and contaminants within the ductwork. This includes the supply and return air ducts as well as the registers in each room. Vacuums whisk away all dust and debris, preventing it from re-circulating throughout the home – don't forget to wash the covers.
- Creates a Cleaner Living
- Reduces Allergens and irritants
- Helps everyone breathe easier
- Removes unpleasant smells and odors
- Improves Air Flow Efficiency



# YKDFN Housing Division

Agents of NWT Housing Corp

- ▶ We currently have no vacancies as of March 2021
- ▶ Public Housing Wait list
  - 18 Applicants
  - 2 Pending PH Applications, (cannot verify income)

It is very important that both tenants/applicants file their income tax on time as this is used to verify eligibility and used to assess rent.

- ▶ Housing Staff are responsible for maintaining the day to day and maintenance for 77 units within Dettah/Ndilo
- ▶ **Ndilo**
  - 32 Public housing
  - 1 Market Rental
  - 1 Help Unit
- ▶ **Dettah**
  - 39 Public housing
  - 3 Market Rental
  - 1 Help Unit

# Income Tax Season is here– Please File on Time

- ▶ July 1<sup>st</sup> each year rents change based on Income Tax Filed
- ▶ Using the Taxpayer Consent Form that all tenants (19yrs older) have signed the NWT Housing Corp will automatically get a copy of your Income Tax (Notice of Assessment) from Canada Revenue Agency (CRA).  
With this information your rent will be calculated for the whole year using household gross income.
- ▶ Without this information tenants will be responsible  
To pay max rent, it is very important that you file taxes on time  
To avoid this from happening.

# March 2021 Rent Payments

- ▶ All Tenants with past rent owing (arrears) must pay an additional amount each month in addition to rent to clear the amount due.
- ▶ Anyone who refuses to do so will be taken to the NWT Rental Office for Termination of Lease Agreement and Eviction order
- ▶ Rent payments should be your priority #1 bill to pay, Rent is due every month.
- ▶ Mahsi Cho to our 30 Tenants with a zero balance owing!
- ▶ 47 Tenants Paid Rent on time
- ▶ 30 Tenants with zero balance
- ▶ 23 Tenants made no payment in Dettah
- ▶ 7 Tenants made no payment in Ndilo
- ▶ We have had 2 long term tenants & 1 previous tenant pay off their rental arrears accounts. Thank you to the tenants who are paying off their arrears!!! MASHI CHO!!!