

IN THE MATTER between **URBCO INC.**, Applicant, and **PAUL MATWIY**,  
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, **HAL LOGSDON**, Rental Officer,  
regarding the rental premises at **YELLOWKNIFE, NT.**

BETWEEN:

**URBCO INC.**

Applicant/Landlord

- and -

**PAUL MATWIY**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent shall pay all future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 6th day of May,  
2002.

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Hal Logsdon  
Rental Officer

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Applicant/Landlord

-and-

**PAUL MATWIY**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** May 1, 2002

**Place of the Hearing:** Yellowknife, NT

**Appearances at Hearing:** Sharon Hysert, representing the applicant  
Kate Hurley, representing the applicant  
Paul Matwiy, respondent

**Date of Decision:** May 1, 2002

**REASONS FOR DECISION**

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and sought an order for the payment of the alleged rent arrears and termination of the tenancy agreement. The applicant provided a copy of the tenant ledger which indicated a balance of rent owing in the amount of \$2530 as at February 28, 2002. The applicant testified that since that time rent for March and April had become due in the amount of \$1840 and payments had been received in the amount of \$920, bringing the balance owing to \$3450.

The respondent testified that he had experienced a loss of employment but had recently been hired in a full time position. He stated that he had made financial arrangements to have the outstanding rent paid promptly and made arrangements with his employer to have rent paid directly. The respondent presented the documents regarding the arrangement to the applicant. The applicant withdrew the request for termination and an order for payment and requested only an order for the respondent to pay future rent on time.

I am satisfied that the respondent has breached the tenancy agreement by failing to pay rent on the days it is due and shall issue an order for the respondent to pay all future rent on time.

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Hal Logsdon  
Rental Officer