

IN THE MATTER between **FORT SIMPSON HOUSING AUTHORITY**, Applicant,
and **FLORENCE BROWN**, 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 **FORT SIMPSON, NT**.

BETWEEN:

FORT SIMPSON HOUSING AUTHORITY

Applicant/Landlord

- and -

FLORENCE BROWN

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of nine thousand five hundred forty six dollars (\$9546.00).
2. Pursuant to section 41(4)(c) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the rental premises known as #2, 9409 101 Street, Fort Simpson, NT shall be terminated on July 31, 2002 and the respondent shall vacate the rental premises on that date.

DATED at the City of Yellowknife, in the Northwest Territories this 10th day of July,
2002.

Hal Logsdon
Rental Officer

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BETWEEN:

FORT SIMPSON HOUSING AUTHORITY

Applicant/Landlord

-and-

FLORENCE BROWN

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: July 10, 2002

Place of the Hearing: Fort Simpson, NT via teleconference

Appearances at Hearing: Hilda Gerlock, representing the applicant

Date of Decision: July 10, 2002

REASONS FOR DECISION

The respondent was served with a Notice of Attendance on June 29, 2002 but failed to appear at the hearing. The hearing was held in her absence.

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and sought an order requiring the respondent to pay the alleged rent arrears and terminating the tenancy agreement between the parties. The applicant provided copies of the tenant ledger which indicated a balance of rent owing in the amount of \$9546. The ledger also indicated that the last payment of rent was made in December, 2000.

The applicant testified that the last zero balance of rent owing was in March, 2000 and that notices had been sent to the respondent, each month since the arrears began to accrue, demanding payment of rent. The applicant also testified that the respondent had given verbal notice of her intention to vacate the rental premises.

It appears that the ledger is in order. I find the respondent breached the tenancy agreement by failing to pay the lawful rent to the landlord. I find the rent arrears to be \$9546. In my opinion, the respondent has shown little inclination to pay any rent and there are sufficient grounds to terminate the tenancy agreement.

An order shall be issued requiring the respondent to pay the applicant rent arrears in the amount

of \$9546 and terminating the tenancy agreement on July 31, 2002. The respondent shall vacate the rental premises on that date.

Hal Logsdon
Rental Officer