

IN THE MATTER between **FORT PROVIDENCE HOUSING ASSOCIATION**,
Applicant, and **STANLEY SQUIRREL AND MONA LESAGE**, Respondents;

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 PROVIDENCE, NT.**

BETWEEN:

FORT PROVIDENCE HOUSING ASSOCIATION

Applicant/Landlord

- and -

STANLEY SQUIRREL AND MONA LESAGE

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of three thousand five hundred twenty three dollars (\$3523.00).
2. Pursuant to section 84(2) of the *Residential Tenancies Act*, the respondents may pay the rent arrears in monthly installments of no less than four hundred dollars (\$400.00), the first payment being due on November 30, 2002 and thereafter payable on the last day of every month until the rent arrears are paid in full.

3. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondents shall pay the monthly assessed rent on the days it is due.

DATED at the City of Yellowknife, in the Northwest Territories this 7th day of November, 2002.

Hal Logsdon
Rental Officer

IN THE MATTER between **FORT PROVIDENCE HOUSING ASSOCIATION**,
Applicant, and **STANLEY SQUIRREL AND MONA LESAGE**, Respondents.

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter
R-5 (the "Act");

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BETWEEN:

FORT PROVIDENCE HOUSING ASSOCIATION

Applicant/Landlord

-and-

STANLEY SQUIRREL AND MONA LESAGE

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: November 4, 2002

Place of the Hearing: Fort Providence, NT

Appearances at Hearing: Diana Gargan, representing the applicant

Date of Decision: November 4, 2002

REASONS FOR DECISION

The respondents were served with Notices of Attendance on October 13, 2002 but failed to appear at the hearing. The hearing was held in their absence.

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent and sought an order requiring the respondents to pay the alleged rent arrears and terminating the tenancy agreement between the parties. The applicant provided a copy of the tenant ledger which indicated a balance of rent owing in the amount of \$3523. The applicant indicated that they would be satisfied with payments of \$400/month in addition to the monthly assessed rent.

I find the ledger in order and find that the respondents have breached the tenancy agreement by failing to pay the lawful rent to the landlord. I find the rent arrears to be \$3,523. An order shall be issued requiring the respondents to pay the rent arrears in monthly installments of no less than \$400/month. The first payment shall be due on November 30, 2002 and payable on the last day of every month thereafter until the arrears are paid in full. In addition to the monthly payments of arrears, the respondents shall be ordered to pay the regular assessed rent on time.

Should the respondents fail to pay the monthly assessed rent or the payments of rent arrears in accordance with this order, the applicant may make application to a rental officer for an order requiring the payment of the remaining balance of arrears and/or termination of the tenancy agreement.

Hal Logsdon
Rental Officer