

IN THE MATTER between **902754 NWT LTD.**, Applicant, and **JULIE THRASHER**, 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 **INUVIK, NT.**

BETWEEN:

902754 NWT LTD.

Applicant/Landlord

- and -

JULIE THRASHER

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 five thousand two hundred seventy dollars (\$5270.00).
2. Pursuant to section 83(2) of the *Residential Tenancies Act*, the respondent may pay the rent arrears in monthly installments of no less than four hundred dollars (\$400.00), the first installment being due no later than January 31, 2002, and payable monthly thereafter no later than the last day of every month, until this order is fully satisfied.

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3. 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 11th day of January, 2002.

Hal Logsdon
Rental Officer

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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.

BETWEEN:

902754 NWT LTD.

Applicant/Landlord

-and-

JULIE THRASHER

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: January 7, 2002

Place of the Hearing: Inuvik, NT

Appearances at Hearing: Talal Khatib, representing the applicant
Julie Thrasher, respondent

Date of Decision: January 7, 2002

REASONS FOR DECISION

The applicant alleged that the respondent breached the tenancy agreement by failing to pay rent and sought an order for the payment of 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 as at January, 2002, in the amount of \$5270. The applicant indicated that he was willing to withdraw the request for termination if a suitable arrangement for payment could be agreed upon.

The respondent did not dispute the allegations and offered to pay the arrears in installments of \$400/month. The applicant indicated that this arrangement was acceptable.

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 \$5270. An order shall be issued for the respondent to pay the applicant rent arrears in the amount of \$5270. The respondent may pay the rent arrears in monthly installments of no less than \$400, the first installment to be paid before the last day of January, 2002, and payable thereafter no later than the last day of every month until the arrears are paid in full. The respondent shall also pay all future rent on time.

Should the respondent fail to pay the rent arrears in accordance with this order or pay future rent

on time, the applicant may file a future application requesting the lump sum payment of any remaining balance and termination of the tenancy agreement.

Hal Logsdon
Rental Officer