

IN THE MATTER between **INUVIK HOUSING AUTHORITY**, Applicant, and **FRANCIS MARTIN**, 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:

INUVIK HOUSING AUTHORITY

Applicant/Landlord

- and -

FRANCIS MARTIN

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 hundred ten dollars (\$510.00).
2. 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 15th day of January, 2002.

Hal Logsdon
Rental Officer

IN THE MATTER between **INUVIK HOUSING AUTHORITY**, Applicant, and **FRANCIS MARTIN**, 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.

BETWEEN:

INUVIK HOUSING AUTHORITY

Applicant/Landlord

-and-

FRANCIS MARTIN

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: January 8, 2002

Place of the Hearing: Inuvik, NT

Appearances at Hearing: Victoria Boudreau,, representing the applicant
Francis Martin, respondent

Date of Decision: January 8, 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 alleged rent arrears and an order to pay future rent on time. The applicant testified that the respondent had been sent numerous notices of termination since the commencement of the tenancy in February, 1999. The applicant indicated that the current arrears of \$510 represented the current month's rent only and withdrew the request for termination in favour of an order for the respondent to pay future rent on time. The tenant ledger provided by the applicant as evidence, indicates a balance of rent owing in the amount of \$510.

The respondent did not dispute the allegations.

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 \$510. An order shall be issued for the respondent to pay the applicant rent arrears in the amount of \$510 and to pay all future rent on time.

Hal Logsdon
Rental Officer