

IN THE MATTER between **NORTH SLAVE HOUSING CORPORATION**,
Applicant, and **EILEEN SHOTT**, 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:

NORTH SLAVE HOUSING CORPORATION

Applicant/Landlord

- and -

EILEEN SHOTT

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 four hundred nineteen dollars (\$419.00).
2. Pursuant to section 84(2) of the *Residential Tenancies Act*, the respondent may pay the rent arrears in two installments of no less than two hundred nine dollars and fifty cents (\$209.50) the first payment being due no later than October 31, 2003 and the final payment being due no later than November 30, 2003. The applicant may apply power subsidy credits for the months of October and November, 2003 as part of the payments.

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

DATED at the City of Yellowknife, in the Northwest Territories this 26th day of September, 2003.

Hal Logsdon
Rental Officer

IN THE MATTER between **NORTH SLAVE HOUSING CORPORATION**,
Applicant, and **EILEEN SHOTT**, 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:

NORTH SLAVE HOUSING CORPORATION

Applicant/Landlord

-and-

EILEEN SHOTT

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: September 24, 2003

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Roy Desjarlais, representing the applicant

Date of Decision: September 26, 2003

REASONS FOR DECISION

The respondent was served with a Notice of Attendance on September 5, 2003 but failed to appear at the hearing. The hearing was held in her absence.

The applicant alleged that the respondent had failed to pay rent and sought an order requiring the respondent to pay the alleged rent arrears. The applicant stated that a schedule for repayment of the arrears had been arranged with the respondent and provided a copy of the schedule in evidence. The applicant stated that they were satisfied to permit the tenancy to continue as regular payments were being made.

A copy of the tenant ledger submitted by the applicant in evidence indicated a balance of rent owing in the amount of \$419.

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 \$419.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$419 and to pay all future rent on time. The order shall permit the respondent to pay the remaining rent arrears in two installments of no less than \$209.50. The first shall be due no later than October 31, 2003 and the last due no later than November 30, 2003. Power subsidy credits for October and November may be applied to the payments.

Should the respondent fail to make the ordered payments of arrears or fail to pay rent on the days it is due, the applicant may file a future application requesting the lump sum payment of any balance and/or termination of the tenancy agreement

Hal Logsdon
Rental Officer