

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **ROSSLYN SNOW**, 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:

809656 ALBERTA LTD.

Applicant/Landlord

- and -

ROSSLYN SNOW

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 two thousand dollars (\$2000.00).
2. Pursuant to section 84(2) of the *Residential Tenancies Act*, the respondent may pay the rent arrears in monthly instalments of no less than five hundred dollars (\$500.00), the first installment due no later than October 15, 2003 and payable thereafter on the 15th day of each month until this order is fully satisfied.

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 **809656 ALBERTA LTD.**, Applicant, and **ROSSLYN SNOW**, 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:

809656 ALBERTA LTD.

Applicant/Landlord

-and-

ROSSLYN SNOW

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: September 24, 2003

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Talib Rasheed, representing the applicant
Rosslyn Snow, respondent
Viola Snow, representing the respondent

Date of Decision: September 24, 2003

REASONS FOR DECISION

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 unless the arrears were promptly paid. The applicant provided a copy of the tenant ledger which indicated a balance of rent owing in the amount of \$2000.

The respondent did not dispute the allegations and proposed to pay the arrears in installments of \$500/month. The applicant consented to an order requiring the rent to be paid in that fashion.

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 \$2000.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$2000. The applicant may pay the arrears in monthly installments of no less than \$500, no later than the 15th day of each month until the arrears are paid in full. The first payment shall be due no later than October 15, 2003. The order shall also require the respondent to pay all future rent on time.

Should the respondent fail to pay the rent arrears in accordance with this order or fail to pay the monthly rent on the days it is due, the applicant may file a future application requesting the lump sum payment of any balance of arrears and/or termination of the tenancy agreement.

Hal Logsdon
Rental Officer