

IN THE MATTER between **NWT COMMUNITY SERVICES CORPORATION**,  
Applicant, and **DANIEL WILSON**, 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:

**NWT COMMUNITY SERVICES CORPORATION**

Applicant/Landlord

- and -

**DANIEL WILSON**

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 three thousand fifty dollars (\$3050.00).
2. Pursuant to section 84(2) of the *Residential Tenancies Act*, the respondent may pay the rent arrears in monthly installments of no less than fifty dollars (\$50.00), the first payment becoming due on November 1, 2003 and payable thereafter on the first day of each month, until the arrears are paid in full.

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 17th day of October, 2003.

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Hal Logsdon  
Rental Officer

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BETWEEN:

**NWT COMMUNITY SERVICES CORPORATION**

Applicant/Landlord

-and-

**DANIEL WILSON**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** October 14, 2003

**Place of the Hearing:** Yellowknife, NT

**Appearances at Hearing:** Gail Leonardis, representing the applicant  
Daniel Wilson, respondent

**Date of Decision:** October 14, 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 termination of the tenancy agreement.

The applicant provided a statement of the rent and indicated that one payment of \$610 had been made since the statement was issued, bringing that balance of rent owing to \$3050.

The respondent did not dispute the allegations and stated that he was receiving income support and would be able to pay the arrears in installments of \$50/month. The applicant consented to an order requiring the arrears to be paid in installments of \$50 along with the full amount of rent on the first day of each month.

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 \$3050. An order shall issue requiring the respondent to pay the monthly rent on time and to pay the rent arrears in monthly installments of no less than \$50.

The first installment shall be due on November 1, 2003 and payable on the first day of each month thereafter, with the rent, until the arrears are paid in full.

Should the respondent fail to pay the monthly rent on time or fail to pay the arrears in accordance with this order, the applicant may file a future application seeking the lump sum payment of any

balance and/or termination of the tenancy agreement.

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Hal Logsdon  
Rental Officer