

IN THE MATTER between **ISAM ABDELHALEM**, Applicant, and **ERIN PATTERSON**, 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:

ISAM ABDELHALEM

Applicant/Landlord

- and -

ERIN PATTERSON

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 five hundred fourteen dollars and forty cents (\$2514.40).
2. 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 27th day of February, 2003.

Hal Logsdon
Rental Officer

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BETWEEN:

ISAM ABDELHALEM

Applicant/Landlord

-and-

ERIN PATTERSON

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REASONS FOR DECISION

Date of the Hearing: February 27, 2003

Place of the Hearing: Inuvik, NT via videoconference

Appearances at Hearing: Isam Abdelhalem, applicant
Erin Patterson, respondent

Date of Decision: February 27, 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. The applicant testified that the outstanding rent arrears were \$2514.40 including interest calculated on the outstanding balance at 2%/year. The applicant indicated that the rental premises is a lot for a mobile home and the rent for the premises is \$250/month.

The applicant did not produce any accounting of the rent or payments but the respondent stated that he had examined the accounting and agreed with the balance owing. The respondent indicated that he would be able to pay the arrears by the end of April and would also be able to pay rent on time in the future. The parties consented to the issuance of an order requiring the respondent to pay rent arrears of \$2514.40 and pay future rent on time. The order shall be issued.

The applicant may file a future application seeking termination of the tenancy agreement should the arrears not be paid in a reasonable period of time.

Hal Logsdon
Rental Officer