

IN THE MATTER between **TSIIGEHTCHIC CHARTER COMMUNITY (KAI K'IT ZHEH HOUSING PROGRAM)**, Applicant, and **FREDRICK ANDRE**, 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 **TSIIGEHTCHIC, NT.**

BETWEEN:

**TSIIGEHTCHIC CHARTER COMMUNITY (KAI K'IT ZHEH HOUSING PROGRAM)**

Applicant/Landlord

- and -

**FREDRICK ANDRE**

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 five hundred fifteen dollars (\$3515.00).
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 two hundred dollars (\$200.00), the first payment becoming due on January 31, 2004 and payable thereafter on the last day of every month until this order is fully satisfied.

3. 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 18th day of December, 2003.

---

Hal Logsdon  
Rental Officer

IN THE MATTER between **TSIIGEHTCHIC CHARTER COMMUNITY (KAI K'IT ZHEH HOUSING PROGRAM)**, Applicant, and **FREDERICK ANDRE**, 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:

**TSIIGEHTCHIC CHARTER COMMUNITY (KAI K'IT ZHEH HOUSING PROGRAM)**

Applicant/Landlord

-and-

**FREDERICK ANDRE**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** December 17, 2003

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

**Appearances at Hearing:** Anna May MacLeod, representing the applicant  
Patricia Andre, representing the applicant  
Wayne Butler, representing the applicant  
Frederick Andre, respondent

**Date of Decision:** December 17, 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 between the parties.

The applicant provided a statement of the rent account which indicated a balance of rent owing in the amount of \$3515.

The applicant did not dispute the allegations and stated that he would pay the arrears in installments of \$100 every bi-weekly payday. The applicant agreed to the proposal made by the applicant and withdrew the request for termination in favour of an order to pay the arrears in installments.

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 \$3515. An order shall issue requiring the respondent to pay the rent arrears in installments of \$200, the first payment being due no later than January 31, 2004 and payable thereafter no later than the last day of every month until the arrears are paid in full. The order shall also require the respondent to pay the regularly assessed rent on the days it is due.

Should the respondent fail to pay the rent arrears in accordance with this order or fail to pay the regularly assessed rent on time, the applicant may file an application seeking the lump sum balance of the arrears and/or termination of the tenancy agreement.

---

Hal Logsdon  
Rental Officer