

IN THE MATTER between **NORTHERN PROPERTY REIT**, Applicant, and **NORM BYATT**, 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:

NORTHERN PROPERTY REIT

Applicant/Landlord

- and -

NORM BYATT

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 nine hundred twenty dollars (\$2920.00).
2. Pursuant to section 84(2) of the *Residential Tenancies Act*, the respondent may pay the arrears in monthly installments of no less than five hundred twenty dollars (\$520.00), the first payment becoming due on July 1, 2004 and payable thereafter with the monthly rent 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 30th day of June, 2004.

Hal Logsdon
Rental Officer

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BETWEEN:

NORTHERN PROPERTY REIT

Applicant/Landlord

-and-

NORM BYATT

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: June 29, 2004

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Lucy Gillard, representing the applicant
Norm Byatt, respondent

Date of Decision: June 29, 2004

REASONS FOR DECISION

The applicant alleged that the respondent breached the tenancy agreement by failing to pay the full amount of 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 account which indicated a balance of rent owing in the amount of \$2920.

The respondent did not dispute the allegations and offered to pay the arrears in monthly installments of \$520 until the arrears were paid in full. The respondent agreed to the arrangement.

I find the respondent in breach of his obligation to pay rent and find the arrears to be \$2920. An order shall issue requiring the respondent to pay the applicant the rent arrears in monthly installments of no less than \$520, payable each month, along with the rent, until the arrears are paid in full. The order shall also require the respondent to pay future rent on time.

Should the respondent fail to make payments in accordance with this order, the applicant may file an application to a rental officer seeking the lump sum balance of any amount owing and/or termination of the tenancy agreement.

Hal Logsdon
Rental Officer