

IN THE MATTER between **FORT RESOLUTION HOUSING AUTHORITY**,  
Applicant, and **LORRAINE MCKAY AND GREG VILLENEUVE**, Respondents;

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 **FORT RESOLUTION, NT**.

BETWEEN:

**FORT RESOLUTION HOUSING AUTHORITY**

Applicant/Landlord

- and -

**LORRAINE MCKAY AND GREG VILLENEUVE**

Respondents/Tenants

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of one thousand sixty two dollars (\$1762.00).

DATED at the City of Yellowknife, in the Northwest Territories this 4th day of  
September, 2004.

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Hal Logsdon  
Rental Officer

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Applicant/Landlord

-and-

**LORRAINE MCKAY AND GREG VILLENEUVE**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** August 25, 2004

**Place of the Hearing:** Fort Resolution, NT

**Appearances at Hearing:** Joyce Beaulieu, representing the applicant  
Elizabeth-Ann McKay, representing the applicant  
Lorraine McKay, respondent

**Date of Decision:** August 25, 2004

**REASONS FOR DECISION**

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay the full amount of rent. The applicant sought an order requiring the respondents to pay the alleged rent arrears and to pay future rent on time.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$2281.80.

The respondents did not dispute the allegations.

A previous order was issued on December 18, 2002 requiring the respondents to pay rent arrears in the amount of \$1219.80. This order has not been satisfied. Since the order was issued the respondents have paid only \$700. An additional \$1762 of rent has come due since the issuance of the previous order.

I find the respondents in breach of their obligation to pay rent and find the rent arrears to be \$2281.80. Taking into account the unsatisfied previous order, an order shall issue requiring the respondents to pay the rent arrears which have come due since the issuance of the previous order in the amount of \$1762. An order requiring the respondents to pay future rent on time has already been issued.

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Hal Logsdon  
Rental Officer