

IN THE MATTER between **RAE-EDZO HOUSING AUTHORITY**, Applicant, and  
**ADELINE VITAL**, 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 **RAE-EDZO, NT**.

BETWEEN:

**RAE-EDZO HOUSING AUTHORITY**

Applicant/Landlord

- and -

**ADELINE VITAL**

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 thirty nine thousand seven hundred seventy seven dollars (\$39,777.00).
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 one hundred eighty dollars (\$180.00), the first payment becoming due on December 1, 2004 and payable thereafter on the first day of each month, along with the assessed rent, until the rent arrears are paid in full.

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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 13th day of November, 2004.

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Hal Logsdon  
Rental Officer

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5 (the "Act");

AND IN THE MATTER of a Hearing before **Hal Logsdon**, Rental Officer.

BETWEEN:

**RAE-EDZO HOUSING AUTHORITY**

Applicant/Landlord

-and-

**ADELINE VITAL**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** November 9, 2004

**Place of the Hearing:** Rae-Edzo, NT

**Appearances at Hearing:** Robert Richardson, representing the applicant

**Date of Decision:** November 9, 2004

**REASONS FOR DECISION**

The respondent was served with a Notice of Attendance on October 17, 2004 but failed to appear at the hearing. The hearing was held in her absence.

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 stated that the parties had come to an agreement as to how the arrears could be paid and withdrew the request for termination of the tenancy agreement in favour of an order requiring the arrears to be paid in monthly installments of \$180, along with the rent.

The applicant provided a copy of the tenant ledger which indicated a balance of rent owing in the amount of \$39,777.

I find the ledger in order and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$39,777. An order shall issue requiring the respondent to pay the rent arrears in monthly installments of \$180, the first payment becoming due on December 1, 2004 and payable on the first day of every month thereafter until the rent arrears are paid in full. The order shall also require the respondent to pay future rent on time.

Should the respondent fail to pay the rent arrears in accordance with the order or fail to pay the

monthly rent on time, the applicant may file a future application seeking the full payment of any balance of arrears and/or termination of the tenancy agreement.

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Hal Logsdon  
Rental Officer