

IN THE MATTER between **TULITA HOUSING ASSOCIATION**, Applicant, and  
**WILFRED LENNIE AND SARAH LENNIE**, 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 **TULITA, NT**.

BETWEEN:

**TULITA HOUSING ASSOCIATION**

Applicant/Landlord

- and -

**WILFRED LENNIE AND SARAH LENNIE**

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 three thousand three hundred and nine dollars (\$3309.00).
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondents shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 9th day of January,  
2004.

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Hal Logsdon  
Rental Officer

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BETWEEN:

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Applicant/Landlord

-and-

**WILFRED LENNIE AND SARAH LENNIE**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** January 6, 2004

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

**Appearances at Hearing:** Helen Squirrel, representing the applicant  
Wilfred Lennie, respondent  
Sarah Lennie, respondent

**Date of Decision:** January 6, 2004

**REASONS FOR DECISION**

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent and 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 which indicated a balance of rent owing in the amount of \$3309.

The respondents did not dispute the allegations but stated that they had asked the landlord to do certain repairs to the premises which had not been completed. The respondents have not filed an application in the matter. I am unable to consider the respondents' allegations without an application.. They may wish to file an application if they feel the landlord has breached the obligation to maintain the premises in a good state of repair.

I find the ledger in order. I find the respondents breached the tenancy agreement by failing to pay the lawful rent to the landlord. I find the rent arrears to be \$3309. An order shall issue requiring the respondents to pay the rental arrears to the applicant and to pay future rent on time.

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Hal Logsdon  
Rental Officer