

IN THE MATTER between **INUVIK HOUSING AUTHORITY**, Applicant, and **REBECCA DAY**, 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 **INUVIK, NT**.

BETWEEN:

INUVIK HOUSING AUTHORITY

Applicant/Landlord

- and -

REBECCA DAY

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent shall pay to applicant rental arrears in the amount of seven hundred forty-eight dollars (\$748.00).
2. Pursuant to section 84(2) of the *Residential Tenancies Act*, the respondent may pay the rental arrears in monthly installments of no less than fifty dollars (\$50.00), the first installment becoming due on March 31, 2004 and payable thereafter no later than the last day of every month until the rental 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 26th day of February 2004.

Hal Logsdon
Rental Officer

IN THE MATTER between **INUVIK HOUSING AUTHORITY**, Applicant, and **REBECCA DAY**, 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:

INUVIK HOUSING AUTHORITY

Applicant/Landlord

-and-

REBECCA DAY

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: February 25, 2004

Place of the Hearing: Inuvik, NT

Appearances at Hearing: Victoria Boudreau, representing the applicant
Rebecca Day, respondent

Date of Decision: February 25, 2004

REASONS FOR DECISION

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent. The applicant provided a statement of the rent account which indicated a balance of rent owing in the amount of \$748.

The respondent did not dispute the allegations, but stated that her partner had vacated the premises in January 2004 and that the rent was based primarily on his income as an occupant. The applicant withdrew their request for termination of the tenancy agreement in favour of an order requiring the respondent to pay the rental arrears in monthly installments of \$50 and to pay future rent on time.

The respondent stated that she would be able to pay the arrears in installments of \$50 per month with the rent.

I find the statement in order and find the respondent in breach of her obligation to pay rent. As the other occupant was not a tenant, the respondent as sole tenant must bear the responsibility for payment of the arrears. I find the rental arrears to be \$748.

An order shall issue requiring the respondent to pay the rental arrears in monthly installments of no less than \$50. The first installment shall be due on March 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 monthly assessed rent on time.

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

Hal Logsdon
Rental Officer