

IN THE MATTER between **INUVIK HOUSING AUTHORITY**, Applicant, and **MARY NATSIE**, 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 -

MARY NATSIE

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent shall pay to the applicant rental arrears in the amount of one thousand one hundred thirteen dollars and seventy-two cents (\$1,113.72).
2. Pursuant to sections 41(4)(c) and 83(2) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as TR148, 79B Bonnetplume Road, Inuvik, NT, shall be terminated on March 15, 2004 and the respondent shall vacate the premises on that date, unless this order is fully satisfied.

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 **MARY NATSIE**, 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-

MARY NATSIE

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
Mary Natsie, 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 and sought an order requiring the respondent to pay the alleged rental arrears and terminating the tenancy agreement between the parties. The applicant provided a statement of the rent account which indicated a balance of rent owing in the amount of \$1,113.72

A previous order (File # 20-5796) filed in May 1999 required the respondent to pay rental arrears and to pay future rent on time. The ledger indicates that the rent account has been in continuous arrears since September 2003. Numerous notices of early termination have been served on the respondent for non-payment of rent, but the respondent remains in possession of the premises.

The respondent did not dispute the allegations and stated that she would be able to pay the arrears when she received her income tax refund. She noted that she had been required to pay for repairs of tenant damages to the premises which put her behind in the payment of the monthly rent.

I find the respondent in breach of her obligation to pay rent. She has also failed to comply with a previous order to pay her rent on time. I find the rental arrears to be \$1,113.72. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the rental arrears are promptly paid.

An order shall issue requiring the respondent to pay to the applicant rental arrears in the amount of \$1,113.72 and terminating the tenancy agreement on March 15, 2004 unless those arrears are paid in full.

Hal Logsdon
Rental Officer