

IN THE MATTER between **TUKTOYAKTUK HOUSING ASSOCIATION**,
Applicant, and **JASON NASOGALUAK AND MARLENE NASOGALUAK**,
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 **TUKTOYAKTUK, NT.**

BETWEEN:

TUKTOYAKTUK HOUSING ASSOCIATION

Applicant/Landlord

- and -

JASON NASOGALUAK AND MARLENE NASOGALUAK

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 seven thousand one hundred eighty nine dollars and twenty four cents (\$7189.24).
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 fifty dollars (\$150.00), the first payment being due on July 30, 2004 and payable thereafter on the last business day of every month, along with the rent, until the rent 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 23rd day of July, 2004.

Hal Logsdon
Rental Officer

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Applicant/Landlord

-and-

JASON NASOGALUAK AND MARLENE NASOGALUAK

Respondent/Tenants

REASONS FOR DECISION

<u>Date of the Hearing:</u>	July 15, 2004
<u>Place of the Hearing:</u>	Tuktoyaktuk, NT
<u>Appearances at Hearing:</u>	Lucille Pokiak, representing the applicant Jason Nasogaluak, respondent Marlene Nasogaluak, respondent
<u>Date of Decision:</u>	July 15, 2004

REASONS FOR DECISION

The applicant alleged that the respondents had breached their obligation to pay rent and sought an order requiring the respondents to pay the alleged rent arrears and terminating the tenancy agreement.

The applicant provided a copy of the tenant ledger which indicated a balance owing in the amount of \$7189.24.

The respondents did not dispute the rent and stated that she would be able to pay the arrears in monthly installments of \$150. The applicant consented to the scheduled payment of the arrears.

I find the respondents in breach of their obligation to pay rent and find the rent arrears to be \$7189.24. An order shall issue requiring the respondents to pay the rent arrears in monthly installments of no less than \$150, the first installment being due on July 30, 2004 and payable thereafter no later than the last business day of every month until the rent arrears are paid in full.

The order shall also require the respondents to pay the monthly assessed rent on time in the future.

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

Hal Logsdon
Rental Officer