

IN THE MATTER between **TUKTOYAKTUK HOUSING ASSOCIATION**,
Applicant, and **CHRISTINE JACOBSON AND WESLEY WOLKI**, 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 -

CHRISTINE JACOBSON AND WESLEY WOLKI

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 six thousand one hundred dollars and six cents (\$6100.06).
2. Pursuant to section 84(2) of the *Residential Tenancies Act*, the respondents may pay the rent arrears in monthly installments of no less than three hundred dollars (\$300.00), the first payment becoming due on October 1, 2004 and payable on the first day of each month thereafter, until the arrears are paid in full.

DATED at the City of Yellowknife, in the Northwest Territories this 8th day of October,
2004.

Hal Logsdon
Rental Officer

IN THE MATTER between **TUKTOYAKTUK HOUSING ASSOCIATION**,
Applicant, and **CHRISTINE JACOBSON AND WESLEY WOLKI**, 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.

BETWEEN:

TUKTOYAKTUK HOUSING ASSOCIATION

Applicant/Landlord

-and-

CHRISTINE JACOBSON AND WESLEY WOLKI

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: September 29, 2004

Place of the Hearing: Yellowknife, NT via teleconference

Appearances at Hearing: Lucille Pokiak, representing the applicant (by
telephone)
Christine Jacobson, respondent (by telephone)

Date of Decision: September 29, 2004

REASONS FOR DECISION

The tenancy agreement between the parties was terminated on July 30, 2004 when the respondents vacated the rental premises. The applicant alleged that the respondents had failed to pay the full amount of rent and sought an order requiring the respondents to pay the alleged rent arrears.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$6100.06. The applicant indicated that the security deposit and accrued interest had been retained and applied to the rent arrears. The ledger shows the corresponding entry.

The respondents did not dispute the allegations and offered to pay the rent arrears in monthly installments of \$300. The applicant was agreeable to the proposed arrangement.

An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$6100.06 in monthly installments of no less than \$300. The first installment shall be due on October 1, 2004 and payable thereafter on the first day of each month until the arrears are paid in full.

Should the respondents fail to make payments in accordance with this order, the applicant may file a future application requesting that this order be rescinded and an order made requiring the respondents to pay the remaining balance in lump sum.

Hal Logsdon
Rental Officer