

IN THE MATTER between **RAE-EDZO HOUSING AUTHORITY**, Applicant, and
MADLINE LAFFERTY AND CHARLIE LAFFERTY, 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 **RAE-EDZO, NT**.

BETWEEN:

RAE-EDZO HOUSING AUTHORITY

Applicant/Landlord

- and -

MADLINE LAFFERTY AND CHARLIE LAFFERTY

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(c) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Unit #331, Rae, NT shall be terminated on March 31, 2005 and the respondents shall vacate the premises on that date, unless payments of no less than one thousand one hundred sixty dollars (\$1160.00) have been made to the applicant since the date of the hearing.

DATED at the City of Yellowknife, in the Northwest Territories this 16th day of March,
2005.

Hal Logsdon
Rental Officer

IN THE MATTER between **RAE EDZO HOUSING AUTHORITY**, Applicant, and **MADLINE LAFFERTY AND CHARLIE LAFFERTY**, 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:

RAE-EDZO HOUSING AUTHORITY

Applicant/Landlord

-and-

MADLINE LAFFERTY AND CHARLIE LAFFERTY

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: March 2, 2005

Place of the Hearing: Rae-Edzo, NT

Appearances at Hearing: Bob Richardson, representing the applicant
Madeline Lafferty, respondent

Date of Decision: March 2, 2005

REASONS FOR DECISION

The applicant alleged that the respondents had failed to make payments of rent and arrears in accordance with an order made by a rental officer (File #10-8108, filed on November 16, 2004).

The applicant sought an order requiring the respondents to pay the remaining rent arrears and termination of the tenancy agreement.

The applicant provided a copy of the tenant ledger which indicated a balance of rent arrears in the amount of \$14,120. A previous order required the respondents to pay rent arrears of \$22,868.59 in monthly installments of \$50 and to pay the monthly rent on time. The applicant stated that the large reduction of rent arrears was due to a retroactive adjustment which lowered previous months rent from the unsubsidized rate to rent-geared-to-income. The ledger indicated that of the \$3160 required to be paid between December 1, 2004 and the hearing date, only \$2200 was paid, resulting in a shortfall of \$1160 in order to satisfy the previous order.

The applicant stated that they would be satisfied to permit the tenancy to continue if a payment of \$1160 was promptly made to bring the payments required by the order up to date. In my opinion, that is a reasonable remedy.

The previous order requiring the respondents to pay the monthly rent and an additional \$50 will remain in effect. An additional order will issue terminating the tenancy agreement on March 31, 2005 unless the respondents have made payments of at least \$1160 since the date of the hearing.

Hal Logsdon
Rental Officer