

IN THE MATTER between **RAE-EDZO HOUSING AUTHORITY**, Applicant, and **ADELINE WEDZIN**, 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 **RAE-EDZO, NT.**

BETWEEN:

RAE-EDZO HOUSING AUTHORITY

Applicant/Landlord

- and -

ADELINE WEDZIN

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of three thousand six hundred fifty three dollars and thirty one cents (\$3653.31).
2. Pursuant to section 84(2) of the *Residential Tenancies Act*, the respondent may pay the arrears in monthly installments of seventy five dollars (\$75.00), the first payment being due on April 1, 2005 and payable thereafter on the first 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 17th day of March, 2005.

Hal Logsdon
Rental Officer

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AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter R-5 (the "Act");

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BETWEEN:

RAE-EDZO HOUSING AUTHORITY

Applicant/Landlord

-and-

ADELINE WEDZIN

Respondent/Tenant

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
Michael Rabesca, representing the respondent

Date of Decision: March 2, 2005

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 rent arrears and terminating the tenancy agreement between the parties.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$3653.31.

The respondent's representative stated that the respondent could pay the rent in monthly installments and the parties agreed on monthly installments of \$75. The applicant withdrew the request for termination of the tenancy.

I find the respondent in breach of her obligation to pay rent and find the rent arrears to be \$3653.31. An order shall issue requiring the respondent to pay rent arrears in the amount of \$3653.31 in installments of no less than \$75/month commencing on April 1, 2005. The monthly installments shall be made every month on the first day, along with the rent, until the rent arrears are paid in full. The order shall also require the respondent to pay the monthly rent on time.

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

Hal Logsdon
Rental Officer