

IN THE MATTER between **RAE-EDZO HOUSING AUTHORITY**, Applicant, and
GEORGINA CHOCOLATE, 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 -

GEORGINA CHOCOLATE

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 84(3) and 41(4)(a) of the *Residential Tenancies Act*, the previous order (File #10-7924, filed on November 16, 2004) is rescinded and the respondent ordered to pay the applicant rent arrears in the amount of thirty seven thousand one hundred eighty three dollars and seventy three cents (\$37,183.73).
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 Unit #287 Ali Wemo Tili, Rae, NT shall be terminated on March 31, 2005 and the respondent shall vacate the premises on that date, unless the rent arrears are paid in full.

DATED at the City of Yellowknife, in the Northwest Territories this 15th day of March,
2005.

Hal Logsdon
Rental Officer

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BETWEEN:

RAE EDZO HOUSING AUTHORITY

Applicant/Landlord

-and-

GEORGINA CHOCOLATE

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

Date of Decision: March 2, 2005

REASONS FOR DECISION

The respondent was served with a Notice of Attendance on February 24, 2005 but failed to appear at the hearing. The hearing was held in her absence.

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 \$37,183.73.

A previous order was issued on November 16, 2004, requiring the respondent to pay rent arrears in monthly installments of \$100 until the rent arrears were paid and to pay the monthly rent on time. The ledger indicates that since that order was issued, the respondent has made no payments of rent or arrears.

I find the respondent in breach of her obligation to pay rent. The evidence suggests that the respondent has little or no intention of paying the rent or the accumulated arrears and in my opinion, there are sufficient grounds to terminate the tenancy agreement.

An order shall issue rescinding the previous order and requiring the respondent to pay the applicant rent arrears in the amount of \$37,183.73. The tenancy agreement between the parties shall be terminated on March 31, 2005 unless those arrears are paid in full.

Hal Logsdon
Rental Officer