

IN THE MATTER between **FORT SIMPSON HOUSING AUTHORITY**, Applicant,
and **THU CLI**, 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 **FORT SIMPSON, NT.**

BETWEEN:

FORT SIMPSON HOUSING AUTHORITY

Applicant/Landlord

- and -

THU CLI

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 sixty nine dollars and twenty two cents (\$3669.22).
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 May 1, 2005 and payable thereafter on the first day of every month, along with the assessed 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 19th day of April, 2005.

Hal Logsdon
Rental Officer

IN THE MATTER between **FORT SIMPSON HOUSING AUTHORITY**, Applicant,
and **TIHU CLI**, 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.

BETWEEN:

FORT SIMPSON HOUSING AUTHORITY

Applicant/Landlord

-and-

TIHU CLI

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: April 19, 2005

Place of the Hearing: Fort Simpson, NT via teleconference

Appearances at Hearing: Hilda Gerlock, representing the applicant

Date of Decision: April 19, 2005

REASONS FOR DECISION

The respondent was served with a Notice of Attendance by registered mail, confirmed delivered on April 5, 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 statement of the rent account which indicated a balance of rent owing in the amount of \$3669.22.

The applicant indicated that they would be satisfied to continue the tenancy agreement if monthly payments of \$150 were received along with the assessed rent until the arrears were paid.

I find the respondent in breach of her obligation to pay rent and find the rent arrears to be \$3669.22. An order shall issue requiring the respondent to pay the applicant the rent arrears in monthly payments of no less than \$150, payable on the first day of each month, 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 pay the rent arrears in accordance with this order or fail to pay the monthly rent on time, the applicant may file a future application requesting the lump sum payment of any balance and termination of the tenancy agreement.

Hal Logsdon
Rental Officer