

IN THE MATTER between **RAE-EDZO HOUSING AUTHORITY**, Applicant, and **DOROTHY ADZIN**, 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 -

DOROTHY ADZIN

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 two thousand one hundred thirty one dollars and fifty five cents (\$2131.55).
2. Pursuant to section 84(2) of the *Residential Tenancies Act*, the respondent may pay the arrears in monthly installments of no less than two hundred fifty dollars (\$250.00), the first payment becoming due on December 20, 2005 and payable thereafter on the 20th day of every month, until the rent arrears are paid in full.

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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 December, 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-

DOROTHY ADZIN

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: December 13, 2005

Place of the Hearing: Rae-Edzo, NT

Appearances at Hearing: Robert Richardson, representing the applicant

Date of Decision: December 13, 2005

REASONS FOR DECISION

The respondent was served with a Notice of Attendance sent by registered mail to the rental premises and confirmed delivered. The respondent failed to appear at the hearing and 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 termination of the tenancy agreement. The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$2131.55. The premises are subsidized public housing.

The applicant stated that the parties had come to an agreement concerning the payment of the arrears and withdrew the request for termination of the tenancy agreement. The applicant sought an order requiring the respondent to pay the arrears in monthly installments of \$250 plus the monthly assessed rent.

I find the ledger in order and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$2131.55. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$2131.55. The respondent may pay the rent arrears in monthly installments of \$250 until the arrears are paid in full. The first payment shall be due on December

20, 2005 and payable thereafter on the 20th day of each month. The respondent is also ordered to pay future rent on time.

Hal Logsdon
Rental Officer