

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

NELLIE 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 two thousand eight hundred sixty seven dollars and seventy three cents (\$2867.73).
2. Pursuant to section 84(2) of the *Residential Tenancies Act*, the respondent may pay the rent arrears in monthly installments of not less than ten dollars (\$10.00), the first payment being due on February 1, 2006 and 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 20th day of December, 2005.

Hal Logsdon
Rental Officer

IN THE MATTER between **RAE-EDZO HOUSING AUTHORITY**, Applicant, and **NELLIE 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.

BETWEEN:

RAE EDZO HOUSING AUTHORITY

Applicant/Landlord

-and-

NELLIE WEDZIN

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 16, 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 terminating 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 \$2867.73. The ledger indicates that no rent has been paid since February, 2000.

The respondent is a senior citizen. Her eighteen year old daughter lives with her.

I find the respondent in breach of her obligation to pay rent and find the rent arrears to be \$2867.73. In my opinion this tenancy agreement should continue provided the respondent begins to pay the monthly rent and a small amount toward her arrears each month.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$2867.73. The arrears may be paid in monthly installments of not less than \$10, along with the rent on the first day of every month. The first payment shall be due on February 1, 2006. The respondent is also ordered to pay future rent on time.

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

Hal Logsdon
Rental Officer