

IN THE MATTER between **DELINE HOUSING ASSOCIATION**, Applicant, and **SHARON MENACHO**, 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 **DELINE, NT**.

BETWEEN:

**DELINE HOUSING ASSOCIATION**

Applicant/Landlord

- and -

**SHARON MENACHO**

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 five thousand one hundred seventy seven dollars (\$5177.00).
2. 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 10th day of February, 2005.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **DELINE HOUSING ASSOCIATION**, Applicant, and  
**SHARON MENACHO**, 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:

**DELINE HOUSING ASSOCIATION**

Applicant/Landlord

-and-

**SHARON MENACHO**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** February 10, 2005

**Place of the Hearing:** Deline, NT via teleconference

**Appearances at Hearing:** Margaret Sewi, representing the applicant

**Date of Decision:** February 10, 2005

**REASONS FOR DECISION**

The respondent was served with a Notice of Attendance on January 20, 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 to pay future rent on time. The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$5177.00.

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 \$5177.00. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$5177.00 and to pay future rent on time.

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Hal Logsdon  
Rental Officer