

IN THE MATTER between **RAE-EDZO HOUSING AUTHORITY**, Applicant, and **RUSSELL SIMPSON AND PRISCILLA WASHIE**, Respondents;

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 -

RUSSELL SIMPSON AND PRISCILLA WASHIE

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of one thousand one hundred fifty nine dollars and forty seven cents (\$1159.47).
2. Pursuant to sections 41(4)(a) and 83(2) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as 438A Weda Tili, Rae, NT shall be terminated on March 31, 2006 and the respondents shall vacate the premises on that date unless the rent arrears in the amount of one thousand one hundred fifty nine dollars and forty seven cents (\$1159.47) are paid in full.

3. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondents shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 22nd day of February, 2006.

Hal Logsdon
Rental Officer

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RUSSELL SIMPSON AND PRISCILLA WASHIE, Respondents.

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-

RUSSELL SIMPSON AND PRISCILLA WASHIE

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: February 21, 2006

Place of the Hearing: Rae-Edzo, NT

Appearances at Hearing: Robert Richardson, representing the applicant

Date of Decision: February 21, 2006

REASONS FOR DECISION

The respondents were served with Notices of Attendance sent by registered mail to the rental premises and confirmed delivered. The respondents failed to appear at the hearing and the hearing was held in their absence.

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent and sought an order requiring the respondents 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 \$1159.47.

I find the ledger in order and find the respondents in breach of their obligation to pay rent. I find the rent arrears to be \$1159.47. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the rent arrears are promptly paid.

An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$1159.47 and terminating the tenancy agreement between the parties on March 31, 2006 unless the arrears of \$1159.47 are paid in full. The respondents are also ordered to pay future rent on time.

Hal Logsdon
Rental Officer