

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

**DARLENE LAFFERTY**

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 four hundred sixty eight dollars (\$3468.00).
2. Pursuant to section 84(2) of the *Residential Tenancies Act*, the respondent may pay the rent arrears in monthly payments of no less than fifty dollars (\$50.00), payable along with the monthly rent on the first day of each month, until the rent arrears are paid in full. The first payment shall be due on February 1, 2006.

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 2nd day of February, 2006.

---

Hal Logsdon  
Rental Officer

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

**DARLENE LAFFERTY**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** January 24, 2006

**Place of the Hearing:** Rae-Edzo, NT

**Appearances at Hearing:** Robert Richardson, representing the applicant  
Darlene Lafferty, respondent

**Date of Decision:** January 24, 2006

**REASONS FOR DECISION**

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 copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$3468. Numerous notices have been sent to the respondent demanding payment of rent and arrears.

The parties agreed to monthly arrears payments of \$50 in addition to the rent and the applicant withdrew the request to terminate the tenancy agreement.

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 \$3468.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$3468 in monthly payments of no less than \$50. The first payment will be due, along with the monthly rent, on February 1, 2006 and payable thereafter on the first day of every month until the rent arrears are paid in full. The respondent is also ordered to pay future rent on time.

Should the respondent fail to make arrears payments in accordance with this order or fail to pay the monthly rent on time, the applicant may file a future application seeking full payment of any remaining balance and termination of the tenancy agreement

---

Hal Logsdon  
Rental Officer