

IN THE MATTER between **FORT SIMPSON HOUSING AUTHORITY**, Applicant,  
and **JOHN DENETHLON AND ETANDA LENNIE**, 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 **FORT SIMPSON, NT.**

BETWEEN:

**FORT SIMPSON HOUSING AUTHORITY**

Applicant/Landlord

- and -

**JOHN DENETHLON AND ETANDA LENNIE**

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 two thousand five hundred six dollars (\$2506.00).
2. Pursuant to section 84(2) of the *Residential Tenancies Act*, the respondents may pay the rent arrears in monthly installments of one hundred dollars (\$100.00), the first payment being due on March 31, 2006 and payable thereafter on the last day of every month until the rent arrears 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 March, 2006.

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Hal Logsdon  
Rental Officer

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BETWEEN:

**FORT SIMPSON HOUSING AUTHORITY**

Applicant/Landlord

-and-

**JOHN DENETHLON AND ETANDA LENNIE**

Respondents/Tenants

**REASONS FOR DECISION**

<b><u>Date of the Hearing:</u></b>	<b>March 16, 2006</b>
<b><u>Place of the Hearing:</u></b>	<b>Fort Simpson, NT</b>
<b><u>Appearances at Hearing:</u></b>	<b>Hilda Gerlock, representing the applicant John Denethlon, respondent</b>
<b><u>Date of Decision:</u></b>	<b>March 16, 2006</b>

**REASONS FOR DECISION**

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 unless the rent arrears were paid in full.

The applicant provided a statement of the rent account which indicated a balance of rent owing in the amount of \$2506.

The respondent did not dispute the allegations and agreed that future rent would be paid on time. The parties agreed that the arrears would be paid in monthly installments of \$100 until the arrears were paid in full.

I find the statement in order and find the respondents in breach of their obligation to pay rent. I find the rent arrears to be \$2506.

An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$2506 in monthly installments of \$100. The first installment will be due on March 31, 2006. Payments will be made thereafter no later than the last day of each month until the arrears are paid in full. The respondents are also ordered to pay future rent on time.

Should the respondents fail to make the monthly payments of arrears in accordance with this

order or fail to pay the monthly rent on time, the applicant may file another application seeking the full payment of any balance and termination of the tenancy agreement.

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Hal Logsdon  
Rental Officer