

IN THE MATTER between **FORT SIMPSON HOUSING AUTHORITY**, Applicant,
and **THU CLI**, 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 **FORT SIMPSON, NT**.

BETWEEN:

FORT SIMPSON HOUSING AUTHORITY

Applicant/Landlord

- and -

THU CLI

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 84(3) and 41(4)(a) of the *Residential Tenancies Act*, the previous order (File #10-8372, filed on April 19, 2005) is rescinded and the respondent ordered to pay the applicant rent arrears in the amount of four thousand seven hundred fifty four dollars and forty three cents (\$4754.43).
2. Pursuant to sections 41(4)(c) and 83(2) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Unit 29NR, 10405 Mackenzie Drive, Fort Simpson, NT shall be terminated on May 1, 2006 and the respondent shall vacate the premises on that date, unless the rent arrears in the amount of four thousand

seven hundred fifty four dollars and forty three cents (\$4754.43) are paid in full.

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

Hal Logsdon
Rental Officer

IN THE MATTER between **FORT SIMPSON HOUSING AUTHORITY**, Applicant,
and **TIHU CLI**, 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:

FORT SIMPSON HOUSING AUTHORITY

Applicant/Landlord

-and-

TIHU CLI

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: **March 16, 2006**

Place of the Hearing: **Fort Simpson, NT**

Appearances at Hearing: **Hilda Gerlock, representing the applicant**

Date of Decision: **March 16, 2006**

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 termination of the tenancy agreement. The applicant provided a statement of the rent account in evidence which indicated a balance of rent owing in the amount of \$4754.43.

A previous order (File #10-8372, filed on April 19, 2005) required the respondent to pay the applicant rent arrears of \$3669.22 in monthly payments of \$150 and to pay future rent on time.

I find the statement in order and find the respondent in breach of her obligation to pay rent and in breach of the previous order. I find the rent arrears to be \$4754.43. In my opinion, there are sufficient grounds to rescind the previous order and require the respondent to pay the applicant the remaining balance of the rent arrears and to terminate the tenancy agreement unless those rent arrears are promptly paid. The applicant suggested May 1, 2006 as a date for the full payment of the rent arrears which I believe is reasonable.

An order shall issue rescinding the previous order and requiring the respondent to pay the

applicant rent arrears in the amount of \$4754.43 and terminating the tenancy agreement on May 1, 2006 unless those arrears are paid in full.

Hal Logsdon
Rental Officer