

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

BETWEEN:

FORT SIMPSON HOUSING AUTHORITY

Applicant/Landlord

- and -

LISA 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 five thousand four hundred nine dollars (\$5409.00).
2. Pursuant to section 84(2) of the *Residential Tenancies Act*, the respondent may pay the rent arrears in monthly installments of five hundred dollars (\$500.00), the first payment being due on April 30, 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 respondent shall pay future rent on time.

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

Hal Logsdon
Rental Officer

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AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter
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BETWEEN:

FORT SIMPSON HOUSING AUTHORITY

Applicant/Landlord

-and-

LISA LAFFERTY

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
Lisa Lafferty, respondent

Date of Decision: March 16, 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 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 \$5409.

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 \$500 until the arrears were paid in full.

I find the statement in order and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$5409.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$5409 in monthly installments of \$500. The first installment will be due on April 30, 2006. Payments will be made thereafter no later than the last day of each month until the arrears are paid in full. The respondent is also ordered to pay future rent on time.

Should the respondent 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.

Hal Logsdon
Rental Officer