

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,  
and **RAYLENE TUCCARO AND ROD BEAULIEU**, 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 **YELLOWKNIFE, NT**.

BETWEEN:

**YELLOWKNIFE HOUSING AUTHORITY**

Applicant/Landlord

- and -

**RAYLENE TUCCARO AND ROD BEAULIEU**

Respondents/Tenants

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to sections 41(4)(a) and 83(2) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of two thousand six hundred ninety one dollars and eleven cents (\$2691.11) in monthly installments of no less than one hundred fifty dollars (\$150.00). The first payment shall be due no later than January 20, 2007 and payments shall be made thereafter no later than the 20<sup>th</sup> day of each month until the rent arrears are paid in full.
2. 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 19th day of  
December, 2006.

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Hal Logsdon  
Rental Officer

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Applicant/Landlord

-and-

**RAYLENE TUCCARO AND ROD BEAULIEU**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** December 13, 2006

**Place of the Hearing:** Yellowknife, NT

**Appearances at Hearing:** Julie Forget, representing the applicant  
Raylene Tuccaro, respondent

**Date of Decision:** December 13, 2006

**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.

The applicant provided a statement of the rent account in evidence which indicated a balance of rent owing in the amount of \$4181.11. The applicant testified that since the statement had been issued, the respondents had made a payment of \$300. The applicant also stated that a subsidy of \$1190 would be paid by the Government of the NWT, bringing the balance owing to \$2691.11.

The respondent did not dispute the allegations.

The applicant and respondent agreed that the rent arrears could be paid in monthly installments of \$150 provided the monthly rent was also paid in full each month.

I find the respondents in breach of their obligation to pay rent and find the rent arrears to be \$2691.11. An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$2691.11 in monthly installments of no less than \$150. The first payment shall be due no later than January 20, 2007 and payments shall be made thereafter no later than the 20<sup>th</sup> day of each month until the rent arrears are paid in full. The respondents are also ordered to pay future rent on time.

Should the respondents fail to pay the rent arrears in accordance with the order or pay the monthly rent on time, the applicant may file another application seeking the full payment of any remaining balance and termination of the tenancy agreement.

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Hal Logsdon  
Rental Officer