

IN THE MATTER between **ULUKHAKTOK HOUSING ASSOCIATION**, Applicant,
and **ADAM RICHARD KUDLAK**, 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 **ULUKHAKTOK, NT.**

BETWEEN:

ULUKHAKTOK HOUSING ASSOCIATION

Applicant/Landlord

- and -

ADAM RICHARD KUDLAK

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 four thousand three hundred twelve dollars and eighty three cents (\$4312.83).
2. Pursuant to section 82(2) of the *Residential Tenancies Act*, the respondent may pay the rent arrears in monthly installments of no less than one hundred dollars (\$100.00), the first payment becoming due on August 1, 2006 and payable thereafter on the first day of every month, along with the rent, 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 11th day of July,
2006.

Hal Logsdon
Rental Officer

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BETWEEN:

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Applicant/Landlord

-and-

ADAM RICHARD KUDLAK

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: July 10, 2006

Place of the Hearing: Ulukhaktok, NT via teleconference

Appearances at Hearing: Karen Kitekudlak, representing the applicant
Adam Richard Kudlak, respondent

Date of Decision: July 10, 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 arrears and to pay future rent on time.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$4312.83. The respondent did not dispute the allegations and the parties agreed that the rent arrears could be paid in monthly installments of \$100/month, along with the monthly rent, until the rent arrears are paid in full.

I find the ledger in order and find the respondent in breach of his obligation to pay rent. I find the rent arrears to be \$4312.83. An order shall issue requiring the respondent to pay the applicant the rent arrears in monthly installments of \$100, payable on the first day of every month, along with the rent, until the rent arrears are paid in full. The first payment shall be due on August 1, 2006.

The respondent is also ordered to pay the monthly rent on time.

Should the respondent fail to pay the rent arrears in accordance with this order or fail to pay the rent on the days it is due, the applicant may file another application seeking the full payment of any balance of rent and termination of the tenancy agreement.

Hal Logsdon
Rental Officer