

IN THE MATTER between **ULUKHAKTOK HOUSING ASSOCIATION**, Applicant,
and **JACK KATAOYAK AND BETTY ANN KOPLOMIK**, 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 **ULUKHAKTOK, NT.**

BETWEEN:

ULUKHAKTOK HOUSING ASSOCIATION

Applicant/Landlord

- and -

JACK KATAOYAK AND BETTY ANN KOPLOMIK

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 nine hundred ninety six dollars (\$996.00).
2. Pursuant to section 84(2) of the *Residential Tenancies Act*, the respondents may pay the rent arrears in six equal installments of one hundred sixty six dollars (\$166.00), payable on the first of every month, along with the rent. The first payment shall be due on August 1, 2006 and thereafter on the first day of every month.
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 10th day of July,
2006.

Hal Logsdon
Rental Officer

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-and-

JACK KATAOYAK AND BETTY ANN KOPLOMIK

Respondents/Tenants

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

Date of Decision: July 10, 2006

REASONS FOR DECISION

The respondents were served with Notices of Attendance served by registered mail and confirmed delivered. The respondents failed to appear at the hearing and the hearing was held in their absence.

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 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 \$996. The applicant stated that they would be satisfied if the rent arrears were paid in six installments of \$166.

I find the ledger in order and find the respondents in breach of their obligation to pay rent. I find the rent arrears to be \$996.

An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$996 in monthly installments of \$166, paid along with the rent on the first day of every month until the rent arrears are paid in full. The first payment shall be due on August 1, 2006. The order shall also require the respondents to pay the monthly rent on time.

Should the respondents fail to pay the rent 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 of rent and termination of the tenancy agreement.

Hal Logsdon
Rental Officer