

IN THE MATTER between **DELINE HOUSING ASSOCIATION**, Applicant, and  
**ALESTINE MODESTE**, 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 **DELINE, NT**.

BETWEEN:

**DELINE HOUSING ASSOCIATION**

Applicant/Landlord

- and -

**ALESTINE MODESTE**

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 twenty seven thousand two hundred eighty six dollars and thirty one cents (\$27,286.31).
2. 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 16th day of  
November, 2006.

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Hal Logsdon  
Rental Officer

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BETWEEN:

**DELINE HOUSING ASSOCIATION**

Applicant/Landlord

-and-

**ALESTINE MODESTE**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** November 15, 2006

**Place of the Hearing:** Deline, NT via teleconference

**Appearances at Hearing:** Phoebe Kenny, representing the applicant  
Alestine Modeste, respondent

**Date of Decision:** November 15, 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 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 \$27,286.31.

The respondent did not dispute the allegations.

I find the ledger in order and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$27,286.31.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$27,286.31 and to pay future rent on time.

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Hal Logsdon  
Rental Officer