

IN THE MATTER between **TSIIGEHTCHIC HOUSING ASSOCIATION**, Applicant,
and **GEORGE NIDITCHIE JR.**, 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 **TSIIGEHTCHIC. NT.**

BETWEEN:

TSIIGEHTCHIC HOUSING ASSOCIATION

Applicant/Landlord

- and -

GEORGE NIDITCHIE JR.

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) and 83(2) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of sixteen thousand sixty two dollars and twenty five cents (\$16,062.25) in monthly installments of no less than two hundred dollars (\$200.00), payable, along with the monthly rent on the first day of each month, until the rent arrears are paid in full. The first payment shall be due on December 1, 2006.
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 23rd day of
November, 2006.

Hal Logsdon
Rental Officer

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and **GEORGE NIDITCHIE JR.**, Respondent.

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BETWEEN:

TSIIGEHTCHIC HOUSING ASSOCIATION

Applicant/Landlord

-and-

GEORGE NIDITCHIE JR.

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: November 22, 2006

Place of the Hearing: Tsiigehtchic, NT via teleconference

Appearances at Hearing: Elaine Blake, representing the applicant (by telephone)

Date of Decision: November 22, 2006

REASONS FOR DECISION

The respondent was served with a Notice of Attendance sent by registered mail to his usual address. The applicant stated that the respondent is still in possession of the premises. The respondent failed to appear at the hearing and the hearing was held in his absence.

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 in monthly payments of at least \$200 along with the monthly rent.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$16,062.25.

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 \$16,062.25. An order shall issue requiring the respondent to pay the applicant the rent arrears in monthly installments of no less than \$200. The first installment shall be due on December 1, 2006 and payable thereafter on the first day of every month, along with the rent, until the rent arrears are paid in full. The order shall also require the respondent to pay future rent on time.

Should the respondent 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 full payment of any

balance owing and termination of the tenancy agreement.

Hal Logsdon
Rental Officer