

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **MARY AGNES MANTLA**, 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 **YELLOWKNIFE, NT.**

BETWEEN:

YELLOWKNIFE HOUSING AUTHORITY

Applicant/Landlord

- and -

MARY AGNES MANTLA

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 41(4)(a) and 83(2) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of one thousand four hundred thirty three dollars (\$1433.00) in two equal payments of seven hundred sixteen dollars and fifty cents (\$716.50) to be paid on the following dates:
 - a) The first payment to be paid no later than March 15, 2007.
 - b) The second payment to be paid no later than April 15, 2007.
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act* the respondent shall pay the monthly assessed rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 9th day of February,
2007.

Hal Logsdon
Rental Officer

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BETWEEN:

YELLOWKNIFE HOUSING AUTHORITY

Applicant/Landlord

-and-

MARY AGNES MANTLA

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: February 6, 2007

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Julie Forget, representing the applicant
Mary Agnes Mantla, respondent

Date of Decision: February 6, 2007

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 terminating the tenancy agreement. The premises are subsidized public housing.

The applicant provided a statement of the rent in evidence which indicated a balance of rent owing in the amount of \$4107. The full unsubsidized rent of \$1337 had been applied for the months of January and February, 2007. The applicant stated that the respondent had provided income information on which to base the rent for January and February, 2007 but the rents had not been calculated by the Income Security Officer. The applicant asked that relief of \$1433 be granted. This amount does not include the January or February, 2007 rents and is calculated as follows:

Balance as at December 31/06	\$1727
less pmt	(200)
less credit	<u>(94)</u>
Relief sought	\$1433

The respondent did not dispute the allegations and stated that she could pay the arrears in two installments. The parties agreed on 50% of the arrears to be paid by March 15, 2007 and the balance to be paid by April 15, 2007 along with the full payment of the monthly assessed rent.

I find the respondent in breach of her obligation to pay rent and find rent arrears in the amount of \$1433. The rents for January, 2007 and February 2007 can not be determined. An order shall issue requiring the respondent to pay the monthly rent on time and in addition, to pay the arrears of \$1433 according to the following schedule:

1. \$716.50 to be paid no later than March 15, 2007.
2. The balance of the arrears to be paid no later than April 15, 2007.

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

Hal Logsdon
Rental Officer