

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **LINDA BROWN**, 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 -

LINDA BROWN

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 two thousand one hundred twenty four dollars (\$2124.00). The respondent shall pay the arrears in monthly installments of no less than four hundred dollars (\$400.00), the first payment becoming due on August 31, 2007 and payable thereafter no later than the last day of every month, until the rent arrears are paid in full.
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 3rd day of August,
2007.

Hal Logsdon
Rental Officer

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and **LINDA BROWN**, Respondent.

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter
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BETWEEN:

YELLOWKNIFE HOUSING AUTHORITY

Applicant/Landlord

-and-

LINDA BROWN

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	July 31, 2007
<u>Place of the Hearing:</u>	Yellowknife, NT
<u>Appearances at Hearing:</u>	Julie Forget, representing the applicant Linda Brown, respondent
<u>Date of Decision:</u>	July 31, 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 between the parties. The premises are subsidized public housing.

The applicant provided a rent statement in evidence which indicated a balance of rent owing in the amount of \$2124.

The respondent did not dispute the rent arrears and stated that she could pay them in monthly installments of \$400. The applicant agreed to the payment plan and withdrew the request for an order terminating the tenancy agreement.

I find the respondent in breach of her obligation to pay rent and find the rent arrears to be \$2124.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$2124 in monthly installments of no less than \$400. The first payment shall be due on August 31, 2007 and thereafter due no later than the last day of every month, until the arrears are paid in full. 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 monthly rent on time, the applicant may file another order seeking the full payment of any

balance owing and termination of the tenancy agreement.

This decision was made known to the parties at the conclusion of the hearing.

Hal Logsdon
Rental Officer