

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,  
and **HEATHER ADJUN AND LUC LAMESSE**, 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 **YELLOWKNIFE, NT**.

BETWEEN:

**YELLOWKNIFE HOUSING AUTHORITY**

Applicant/Landlord

- and -

**HEATHER ADJUN AND LUC LAMESSE**

Respondents/Tenants

**AMENDED 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 two thousand seven hundred five dollars (\$2705.00).
2. Pursuant to section 83(2) of the *Residential Tenancies Act*, the respondents shall pay the rent arrears in monthly installments of no less than one hundred dollars (\$100.00), the first payment becoming due no later than November 30, 2007 and payable thereafter on the last day of every month until the rent arrears are paid in full.

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 23rd day of November, 2007.

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Hal Logsdon  
Rental Officer

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BETWEEN:

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Applicant/Landlord

-and-

**HEATHER ADJUN AND LUC LAMESSE**

Respondents/Tenants

**AMENDED REASONS FOR DECISION**

**Date of the Hearing:** November 9, 2007

**Place of the Hearing:** Yellowknife, NT

**Appearances at Hearing:** Julie Forget, representing the applicant  
Heather Adjun, respondent

**Date of Decision:** November 9, 2007

**REASONS FOR DECISION**

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

The applicant provided a statement of the rent account which indicated a balance of rent owing in the amount of \$4320. The applicant stated that they were not seeking the November, 2007 rent which had been assessed at \$1615 because a subsidized rent had not yet been calculated. The amount sought by the applicant was \$2705.

The respondent did not dispute the allegation and stated that she could pay the rent arrears in monthly installments of \$100 in addition to the monthly assessed rent. The applicant agreed to the proposed repayment plan.

I find the statement in order and find the respondents in breach of their obligation to pay rent. I find the rent arrears, ignoring the November, 2007 rent, to be \$2705.

An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$2705 in monthly installments of \$100 payable on the last day of every month until the arrears are paid in full. The first payment shall be due on November 30, 2007. The respondents are also ordered to pay future 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 remaining balance and termination of the tenancy agreement.

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

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Hal Logsdon  
Rental Officer