

IN THE MATTER between **TUKTOYAKTUK HOUSING ASSOCIATION**,
Applicant, and **BARNEY MASUZUMI AND GEORGINA MASUZUMI**,
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 **TUKTOYAKTUK, NT**.

BETWEEN:

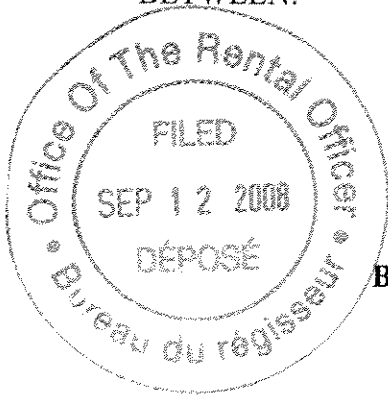
TUKTOYAKTUK HOUSING ASSOCIATION

Applicant/Landlord

- and -

BARNEY MASUZUMI AND GEORGINA MASUZUMI

Respondents/Tenants




ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 41(4)(a), 42(3)(e) and 83(2) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of seven thousand six hundred three dollars (\$7603.00) and repair costs in the amount of one hundred twenty five dollars and sixty six cents (\$125.66). The rent arrears and repair costs shall be paid in monthly installments of no less than one hundred dollars (\$100.00) payable no later than the last day of every month until the rent arrears and repair costs are paid in full. The first payment shall be due no later than September 30, 2008.
2. 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 12th day of
September, 2008.



Hal Logsdon
Rental Officer

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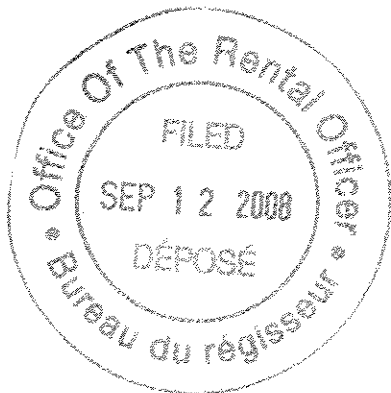
TUKTOYAKTUK HOUSING ASSOCIATION

Applicant/Landlord

-and-

BARNEY MASUZUMI AND GEORGINA MASUZUMI

Respondents/Tenants



REASONS FOR DECISION

Date of the Hearing: September 9, 2008

Place of the Hearing: Tuktoyaktuk, NT

Appearances at Hearing: Lucille Pokiak, representing the applicant
Georgina Masuzumi, respondent

Date of Decision: September 9, 2008

REASONS FOR DECISION

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent and by failing to repair damages to the rental premises. The applicant sought an order requiring the respondents to pay the alleged rent arrears and repair costs and terminating the tenancy agreement.

The applicant provided a copy of the rent ledger in evidence which indicated a balance of rent owing in the amount of \$7603. The applicant also provided a copy of the tenant damage ledger in evidence which indicated a balance owing in the amount of \$125.66. A work order, presented in evidence, indicates that the work involved the replacement of a damaged interior door.

The respondent did not dispute the allegations and offered to pay the rent arrears and repair costs in monthly installments of \$100 and to pay the monthly rent on time. The applicant agreed to the arrangement and withdrew the request to terminate the tenancy agreement.


I find the ledgers in order and find the respondents in breach of their obligation to pay rent and their obligation to repair damages to the rental premises. I find the rent arrears to be \$7603 and the repair costs of \$125.66 to be reasonable.

A order shall issue requiring the respondents to pay the monthly rent on time and to pay the rent arrears and repair costs totalling \$7728.66 in monthly payments of at least \$100. The first

payment of rent arrears and repair costs shall be due on September 30, 2008 and shall be payable thereafter no later than the last day of every month until the rent arrears and repair costs are paid in full.

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

This decision was made known to the parties at the conclusion of the hearing and the parties were informed that the written order would be sent to them by registered mail.



Hal Logsdon
Rental Officer