

IN THE MATTER between **FORT SIMPSON HOUSING AUTHORITY**, Applicant,
and **ROBERT CAZON**, 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 **FORT SIMPSON, NT.**

BETWEEN:

FORT SIMPSON HOUSING AUTHORITY

Applicant/Landlord

- and -

ROBERT CAZON

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 six hundred forty seven dollars and seventy cents (\$1647.70) in monthly installments of no less than fifty dollars (\$50.00). The first payment shall be due on January 31, 2008 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 17th day of January,
2008.

Hal Logsdon
Rental Officer

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BETWEEN:

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Applicant/Landlord

-and-

ROBERT CAZON

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: January 10, 2008

Place of the Hearing: Fort Simpson, NT

Appearances at Hearing: Hilda Gerlock, representing the applicant

Date of Decision: January 10, 2008

REASONS FOR DECISION

The respondent was served with a Notice of Attendance sent by registered mail and confirmed delivered. 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. The applicant withdrew the request for an order terminating the tenancy agreement and sought an order requiring the respondent to pay the alleged rent arrears in monthly installments of no less than \$50 and to pay the monthly rent on time.

The applicant provided a statement of the rent which indicated a balance owing in the amount of \$1647.70.

I find the statement in order and find the respondent in breach of his obligation to pay rent. I find the rent arrears to be \$1647.70. An order shall issue requiring the respondent to pay the applicant rent arrears of \$1647.70 in monthly installments of no less than \$50. The first payment shall be due on January 31, 2008. Payments thereafter shall be due no later than the last day of every month and paid until the rent arrears are paid in full. The respondent is also ordered to pay the monthly assessed rent on time in the future.

Should the respondent fail to pay the rent arrears in accordance with this order or fail to pay the monthly assessed rent on time, the applicant may file another application seeking the full

payment of any remaining balance and termination of the tenancy agreement.

Hal Logsdon
Rental Officer