

IN THE MATTER between **FORT SIMPSON HOUSING AUTHORITY**, Applicant,  
and **JAKE (STEPHEN) WAUGH**, 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 -

**JAKE (STEPHEN) WAUGH**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of nine hundred seventy four dollars and forty five cents (\$974.45).

DATED at the City of Yellowknife, in the Northwest Territories this 17th day of January,  
2008.

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Hal Logsdon  
Rental Officer

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AND IN THE MATTER of a Hearing before **Hal Logsdon**, Rental Officer.

BETWEEN:

**FORT SIMPSON HOUSING AUTHORITY**

Applicant/Landlord

-and-

**JAKE (STEPHEN) WAUGH**

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  
Jake (Stephen) Waugh, respondent

**Date of Decision:** January 10, 2008

**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. The applicant withdrew their request for an order terminating the tenancy agreement.

The applicant provided a statement of the rent which indicated a balance owing in the amount of \$974.45.

The respondent did not dispute the allegations. He noted that there was an area of mould in the premises and he was concerned about the possible effects on his family's health. The applicant noted the concern and stated that they would attend to the problem promptly. The respondent stated that he was not withholding the rent due to the mould problem.

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 \$974.45. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$974.45.

Should the landlord fail to attend to the mould problem, the respondent may file an application seeking remedy.

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Hal Logsdon  
Rental Officer