

IN THE MATTER between **FORT SIMPSON HOUSING AUTHORITY**, Applicant,
and **LAWRENCE ISIAAH AND DONNA AUGER**, 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 **FORT SIMPSON, NT.**

BETWEEN:

FORT SIMPSON HOUSING AUTHORITY

Applicant/Landlord

- and -

LAWRENCE ISIAAH AND DONNA AUGER

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 41(4)(a) and 83(2) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of twelve thousand seven hundred seventy two dollars and eighty four cents (\$12,772.84) in monthly installments of no less than two hundred dollars (\$200.00). 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 respondents 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:

FORT SIMPSON HOUSING AUTHORITY

Applicant/Landlord

-and-

LAWRENCE ISIAAH AND DONNA AUGER

Respondents/Tenants

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
Donna Auger, respondent (by telephone)

Date of Decision: January 10, 2008

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 applicant provided a statement of the rent which indicated a balance owing in the amount of \$12,772.84. The applicant indicated that they were willing to accept payment by monthly installments in addition to the monthly assessed rent.

The respondent did not dispute the allegations and stated that she could pay the monthly rent plus an additional \$200 every month. The applicant agreed to the repayment arrangement and withdrew their request for termination of the tenancy agreement.

I find the statement in order and find the respondents in breach of their obligation to pay rent. I find the rent arrears to be \$12,772.84. An order shall issue requiring the respondents to pay the applicant rent arrears of \$12,772.84 in monthly installments of no less than \$200. 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 respondents are also ordered to pay the monthly assessed rent on time in the future.

Should the respondents 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.

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

Hal Logsdon
Rental Officer