

IN THE MATTER between **RAE-EDZO HOUSING AUTHORITY**, Applicant, and **ARCHIE LAFFERTY AND MARY JANE LAFFERTY**, 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 **BEHCHOKO, NT**.

BETWEEN:

**RAE-EDZO HOUSING AUTHORITY**

Applicant/Landlord

- and -

**ARCHIE LAFFERTY AND MARY JANE LAFFERTY**

Respondents/Tenants

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to sections 41(4)(a) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of seven thousand three hundred two dollars and thirty four cents (\$7302.34). The rent arrears shall be paid in monthly installments of no less than fifty dollars (\$50.00) to be paid along with the rent each month until the rent arrears are paid in full. The first payment shall be due no later than March 1, 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 4th day of March, 2008.

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Hal Logsdon  
Rental Officer

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BETWEEN:

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Applicant/Landlord

-and-

**ARCHIE LAFFERTY AND MARY JANE LAFFERTY**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** February 21, 2008

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

**Appearances at Hearing:** John St. Louis, representing the applicant  
Mike Keohane, representing the applicant  
Rose Dryneck, representing the applicant  
Mary Jane Lafferty, respondent

**Date of Decision:** February 21, 2008

**REASONS FOR DECISION**

The applicant alleged that the respondents breached the tenancy agreement by failing to pay rent and by disturbing other tenants. The applicant 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 copies of the tenant ledger which indicated a balance of rent owing in the amount of \$7302.34. The applicant stated that since the application was made the disturbances had abated and that the respondents had reported all of their income and made significant payments of rent. A previous order (file #10-8776, filed on February 28, 2006) has been satisfied. The applicant withdrew their request for termination of the tenancy agreement in favour of an order requiring the respondents to make monthly payments of the arrears and pay the monthly rent on time.

The respondents did not dispute the allegations and the parties agreed on a payment schedule of \$50/month plus the assessed rent each month until the rent arrears were paid in full.

I find the ledger in order and find the respondents in breach of their obligation to pay rent. I find the rent arrears to be \$7302.34.

An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of

\$7302.34 in monthly payments of no less than \$50 to be paid along with the rent on the first day of every month until the rent arrears are paid in full. The first payment shall be due on March 1, 2008. The respondents are also ordered to pay the monthly 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 order seeking the full payment of any balance and termination of the tenancy agreement.

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

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Hal Logsdon  
Rental Officer