

IN THE MATTER between **YKD PROPERTY MANAGEMENT**, Applicant, and **TEENA MCDONALD**, 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 **YELLOWKNIFE, NT**.

BETWEEN:

YKD PROPERTY MANAGEMENT

Applicant/Landlord

- and -

TEENA MCDONALD

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 five thousand three hundred twenty five dollars (\$5325.00). The respondent shall pay the rent arrears in monthly installments of no less than two hundred fifty dollars (\$250.00), the first payment being due on February 29, 2008. Thereafter, payments shall be made 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 12th day of
February, 2008.

Hal Logsdon
Rental Officer

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AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter R-5 (the "Act");

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BETWEEN:

YKD PROPERTY MANAGEMENT

Applicant/Landlord

-and-

TEENA MCDONALD

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: February 7, 2008

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Jennifer Eggenberger, representing the applicant
Teena McDonald, respondent

Date of Decision: February 7, 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 and termination of the tenancy agreement.

The applicant provided a copy of the rent ledger in evidence which indicated a balance of rent owing as at December 1, 2007 in the amount of \$3325. The applicant testified that since that date one payment of \$900 had been received, the January, 2008 rent of \$1450 had come due and the February, 2008 rent of \$1450 had come due, bringing the balance owing to \$5325.

The respondent did not dispute the allegations and offered to pay the rent arrears in monthly installments of \$250. The applicant agreed and withdrew the request for an order terminating the tenancy agreement.

I find the statement in order and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$5325.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$5325 in monthly installments of \$250. The first payment shall be due on February 29, 2008 and payments thereafter shall be made no later than the last day of every month until the rent arrears are paid in full. The respondent is also ordered to pay the monthly rent on time.

Should the respondent fail to make payments in accordance with this order or fail to pay the monthly rent on time, the applicant may make another application seeking the full payment of any remaining balance and termination of the tenancy agreement

Hal Logsdon
Rental Officer