

IN THE MATTER between **FORT SIMPSON HOUSING AUTHORITY**, Applicant,  
and **BRENDA DENEYOUA**, 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 -

**BRENDA DENEYOUA**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) and 83(2) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of four thousand five hundred five dollars (\$4505.00). The rent arrears shall be paid in monthly installments of not less than one hundred dollars (\$100.00), the first payment becoming due no later than February 29, 2008. Payments thereafter 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 5th day of February, 2008.

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Hal Logsdon  
Rental Officer

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BETWEEN:

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Applicant/Landlord

-and-

**BRENDA DENEYOUA**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** February 5, 2008

**Place of the Hearing:** Fort Simpson, NT via teleconference

**Appearances at Hearing:** Hilda Gerlock, representing the applicant

**Date of Decision:** February 5, 2008

**REASONS FOR DECISION**

This matter was originally scheduled to be heard on January 23, 2008. At the request of the applicant the hearing was postponed. The respondent was contacted by the rental officer on January 22, 2008 and advised of the postponement and the rescheduling of the hearing to February 5, 2008. She was advised that she would receive a notice by registered mail indicating the time and place of the hearing. A Notice of Attendance was sent by registered mail and the respondent failed to appear at the hearing. The hearing was held in her absence.

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent. The applicant withdrew their request for an order terminating the tenancy agreement and sought an order requiring the respondent to pay the alleged rent arrears in installments of at least \$100 and to pay the monthly rent on time.

The applicant provided a statement of the rent in evidence which indicated a balance of rent owing in the amount of \$4505.

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 \$4505.

An order shall issue requiring the respondent to pay the rent arrears in monthly installments of at least \$100. The first payment shall be due on February 29, 2008 and thereafter monthly payments

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 amount of any balance owing and termination of the tenancy agreement.

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Hal Logsdon  
Rental Officer