

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **SHARON ALANAK**, 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:

YELLOWKNIFE HOUSING AUTHORITY

Applicant/Landlord

- and -

SHARON ALANAK

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 41(4)(a) and 84(2) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of one thousand eight hundred dollars (\$1800.00). The rent arrears shall be paid in monthly installments of no less than five hundred dollars (\$500.00) payable on the first day of every month, along with the rent, until the rent arrears are paid in full. The first payment shall be due on May 1, 2008.
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 28th day of April,
2008.

Hal Logsdon
Rental Officer

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and **SHARON ALANAK**, Respondent.

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter
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BETWEEN:

YELLOWKNIFE HOUSING AUTHORITY

Applicant/Landlord

-and-

SHARON ALANAK

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: April 8, 2008

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Julie Forget, representing the applicant
Sharon Alanak, respondent

Date of Decision: April 8, 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 terminating the tenancy agreement.

The applicant provided a statement of the rent which indicated a balance owing as at March 31, 2008 in the amount of \$1860. The applicant did not seek an order for the April rent.

The respondent did not dispute the allegations and indicated she could pay the arrears in installments of \$500/month beginning on May 1, 2008. The applicant accepted the payment plan and withdrew the request to terminate the tenancy agreement.

I find the respondent in breach of her obligation to pay rent and find the rent arrears to be \$1860. An order shall issue requiring the respondent to pay the applicant the rent arrears in monthly payments of no less than \$500 until the rent arrears are paid in full. The first payment shall be due on May 1, 2008 and payable thereafter no later than the first day of every month, along with the rent, until the rent arrears are paid in full. The respondent is also ordered to pay future 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 file another application seeking the full payment of any

balance and termination of the tenancy agreement.

Hal Logsdon
Rental Officer