

IN THE MATTER between **FORT SIMPSON HOUSING AUTHORITY**, Applicant,  
and **MARIA MENICOICHE-BAIN**, 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 -

**MARIA MENICOICHE-BAIN**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to sections 41(4)(a) and 83(2) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of nine hundred forty eight dollars (\$948.00). The respondent shall pay the rent arrears in monthly installments of no less than fifty dollars (\$50.00) payable no later than the last day of every month until the rent arrears are paid in full. The first payment shall be due no later than December 31, 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 26th day of  
November, 2008.

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Hal Logsdon  
Rental Officer

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BETWEEN:

**FORT SIMPSON HOUSING AUTHORITY**

Applicant/Landlord

-and-

**MARIA MENICOICHE-BAIN**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** November 19, 2008

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

**Appearances at Hearing:** Ann O'Hare, representing the applicant  
Maria Menicoiche-Bain, respondent

**Date of Decision:** November 19, 2008

**REASONS FOR DECISION**

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent. The applicant stated that the parties had come to an agreement concerning the repayment of the arrears and asked that an order be made requiring the repayment of the arrears in accordance with that agreement. The premises are subsidized public housing.

The applicant provided a statement of the rent account in evidence which indicated rent owing in the amount of \$948. The parties have agreed that the rent arrears will be repaid in monthly installments of \$50 until the rent arrears are paid in full and that the monthly rent shall be paid on time.

The respondent did not dispute the rent arrears and agreed to the order being issued.

I find the respondent in breach of her obligation to pay rent and find the rent arrears to be \$948.

An order shall issue requiring the respondent to pay the applicant the rent arrears in monthly installments of no less than \$50.00 payable no later than the last day of every month until the rent arrears are paid in full. The first payment shall be due on December 31, 2008. The order shall also require the respondent to pay future rent on time.

Should the respondent 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 application seeking the full amount of any

outstanding balance and termination of the tenancy agreement.

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

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Hal Logsdon  
Rental Officer