

IN THE MATTER between **TULITA HOUSING ASSOCIATION**, Applicant, and **DYANNE DOCTOR**, 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 **TULITA, NT**.

BETWEEN:

TULITA HOUSING ASSOCIATION

Applicant/Landlord

- and -

DYANNE DOCTOR

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 seven thousand four hundred forty five dollars (\$7445.00). The respondent shall pay the arrears in monthly installments of no less than two hundred fifty dollars (\$250.00). The first payment shall be due on November 30, 2008 and payable thereafter on 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 30th day of October, 2008.

Hal Logsdon
Rental Officer

IN THE MATTER between **TULITA HOUSING ASSOCIATION**, Applicant, and **DYANNE DOCTOR**, 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.

BETWEEN:

TULITA HOUSING ASSOCIATION

Applicant/Landlord

-and-

DYANNE DOCTOR

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: October 28, 2008

Place of the Hearing: Tulita, NT via teleconference

Appearances at Hearing: Helen Squirrel, representing the applicant
Dyanne Doctor, respondent

Date of Decision: October 28, 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 in accordance with a payment plan that the parties had agreed to. The premises are subsidized public housing.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$7445.

The applicant stated that the parties had agreed that the rent arrears would be paid in monthly installments of \$250 along with the monthly rent and that the respondent had made payments in accordance with the agreement since it was made in September, 2008.

The respondent did not dispute the allegations and consented to an order requiring her to pay the monthly rent and arrears in accordance with the agreement.

I find the ledger in order and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$7445. An order shall issue requiring the respondent to pay the monthly rent on time and to pay the arrears in monthly installments of \$250. The first payment shall be due on November 30, 2008 and payments shall be made no later than the last day of every month thereafter until the rent arrears are paid in full.

Should the respondent fail to pay the monthly rent or fail to make payments of arrears in accordance with this order, the applicant may file another application seeking the full amount of any remaining balance in lump sum and termination of the tenancy agreement.

Hal Logsdon
Rental Officer