

IN THE MATTER between **DELINE HOUSING ASSOCIATION**, Applicant, and **ERNEST TAKAZO**, 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 **DELINE, NT**.

BETWEEN:

**DELINE HOUSING ASSOCIATION**

Applicant/Landlord

- and -

**ERNEST TAKAZO**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to sections 41(4)(a) and 83(2) of the *Residential Tenancies Act*, the previous order (file #20-8174, filed on February 25, 2005) is rescinded and the respondent is ordered to pay the applicant rent arrears in the amount of eighteen thousand six hundred sixteen dollars and fifty five cents (\$18,616.55). The respondent shall pay the rent arrears in monthly installments of no less than one hundred fifty dollars (\$150.00) payable on 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, 2009.
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent shall pay all

future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 2nd day of  
December, 2009.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **DELINE HOUSING ASSOCIATION**, Applicant, and **ERNEST TAKAZO**, 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:

**DELINE HOUSING ASSOCIATION**

Applicant/Landlord

-and-

**ERNEST TAKAZO**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** November 25, 2009

**Place of the Hearing:** Deline, NT

**Appearances at Hearing:** Phebie Kenny, representing the applicant  
Ernest Takazo, respondent

**Date of Decision:** November 25, 2009

**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 between the parties. 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 \$18,616.55. The applicant stated that all of the rent had been assessed based on the respondent's household income.

A previous order (file #20-8174, filed on February 25, 2005) required the respondent to pay rent arrears in monthly installments and to pay future rent on time.

The respondent did not dispute the allegations. The parties came to an agreement regarding the payment of the arrears and the applicant withdrew the request for termination of the tenancy agreement in favour of an order to pay the arrears in accordance with their agreement. The parties consented to an order requiring the respondent to pay the monthly rent on time and to pay an additional \$150/month until the rent arrears were paid in full.

I find the respondent in breach of his obligation to pay rent and find the rent arrears to be \$18,616.55. An order shall issue requiring the respondent to pay the monthly assessed rent on time and to pay the rent arrears in monthly installments of \$150 payable on the last day of every

month until the rent arrears are paid in full. The first payment of arrears shall be due on December 31, 2009.

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 payment 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