

IN THE MATTER between **RAE EDZO HOUSING AUTHORITY**, Applicant, and  
**JOSEPH FOOTBALL AND THERESE LAFFERTY**, Respondents;

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 **BEHCHOKO, NT**.

BETWEEN:

**RAE EDZO HOUSING AUTHORITY**

Applicant/Landlord

- and -

**JOSEPH FOOTBALL AND THERESE LAFFERTY**

Respondents/Tenants

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of five thousand nine hundred ninety nine dollars (\$5999.00). The respondents shall pay the rent arrears in monthly installments of two hundred dollars (\$200.00) payable on the last day of every month until the rent arrears are paid in full. The first payment shall be due on August 31, 2010.
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondents shall pay the monthly assessed rent on time.

3. Pursuant to sections 43(3)(a) and 43(3)(b) of the *Residential Tenancies Act*, the respondents shall comply with their obligation to not disturb other tenants and shall not create any disturbances in the future.

DATED at the City of Yellowknife, in the Northwest Territories this 3rd day of August, 2010.

---

Hal Logsdon  
Rental Officer

IN THE MATTER between **RAE EDZO HOUSING AUTHORITY**, Applicant, and  
**JOSEPH FOOTBALL AND THERESE LAFFERTY**, Respondents.

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:

**RAE EDZO HOUSING AUTHORITY**

Applicant/Landlord

-and-

**JOSEPH FOOTBALL AND THERESE LAFFERTY**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** July 16, 2010

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

**Appearances at Hearing:** Rose Dryneck, representing the applicant  
Joseph Football, respondent  
Therese Lafferty, respondent  
Rose Lamouelle, representing the respondents

**Date of Decision:** August 3, 2010

**REASONS FOR DECISION**

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent and by disturbing other tenants. The applicant sought an order requiring the respondents to pay the alleged rent arrears and terminating the tenancy agreement. 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 \$5999.

The applicant also provided four notices and complaints outlining incidents of disturbance between June, 1997 and April, 2008. The applicant stated that the disturbances appeared to have abated and that they had not had any recent complaints.

The respondents did not dispute the allegations and stated that they could pay the monthly rent plus an additional \$200 until the rent arrears were paid in full.

I find the respondents in breach of their obligation to pay rent and their obligation to not disturb other tenants. In my opinion, this tenancy agreement should continue provided the rent arrears are paid in installments each month along with the monthly rent and the respondents do not create any future disturbances.

An order shall issue requiring the respondents to pay the applicant rent arrears of \$5999 in monthly installments of \$200 payable on the last day of every month until the rent arrears are paid in full. The first payment shall be due on August 31, 2010. The respondents are also ordered to pay the monthly assessed rent on time and to not disturb other tenants.

---

Hal Logsdon  
Rental Officer