

IN THE MATTER between **MARIANNE MCCASHIN**, Applicant, and **MARLENE GREENE HANSEN**, Respondent;

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter R-5 (the "Act") and amendments thereto;

AND IN THE MATTER of a Hearing before, **HAL LOGSDON**, Rental Officer, regarding the rental premises at **INUVIK, NT**.

BETWEEN:

MARIANNE MCCASHIN

Applicant/Landlord

- and -

MARLENE GREENE HANSEN

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. 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 12th day of April, 2011.

Hal Logsdon
Rental Officer

IN THE MATTER between **MARIANNE MCCASHIN**, Applicant, and **MARLENE GREENE HANSEN**, 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:

MARIANNE MCCASHIN

Applicant/Landlord

-and-

MARLENE GREENE HANSEN

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: April 5, 2011

Place of the Hearing: Yellowknife, NT via teleconference

Appearances at Hearing: Marianne McCashin, applicant
Marlene Greene Hansen, respondent

Date of Decision: April 5, 2011

REASONS FOR DECISION

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay the monthly rent on the days it was due. The applicant stated that since the application was filed, the rent had been paid in full. The applicant withdrew the request for an order terminating the tenancy agreement and sought only an order requiring the respondent to pay future rent on time.

The applicant provided a copy of the tenancy agreement in evidence which required the monthly rent to be paid in advance. The applicant testified that the rent had not always been paid on the days it was due.

The respondent did not dispute the allegations.

I find the respondent in breach of her obligation to pay the rent on the days it is due. An order shall issue requiring the respondent to pay future rent on time.

Hal Logsdon
Rental Officer