

IN THE MATTER between **NWT HOUSING CORPORATION**, Applicant, and
MARCIE LAFFERTY AND DARREN HARDISTY, Respondents;

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 **FORT SIMPSON, NT**.

BETWEEN:

NWT HOUSING CORPORATION

Applicant/Landlord

- and -

MARCIE LAFFERTY AND DARREN HARDISTY

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 84(3) and 41(4)(a) of the *Residential Tenancies Act*, the previous order (file #10-11610, filed on August 27, 2010) is rescinded and the respondents are order to pay the applicant rent arrears in the amount of three thousand three hundred sixteen dollars (\$3316.00).

DATED at the City of Yellowknife, in the Northwest Territories this 6th day of May,
2011.

Hal Logsdon
Rental Officer

IN THE MATTER between **NWT HOUSING CORPORATION**, Applicant, and
MARCIE LAFFERTY AND DARREN HARDISTY, 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:

NWT HOUSING CORPORATION

Applicant/Landlord

-and-

MARCIE LAFFERTY AND DARREN HARDISTY

Respondents/Tenants

REASONS FOR DECISION

<u>Date of the Hearing:</u>	April 20, 2011
<u>Place of the Hearing:</u>	Yellowknife, NT via teleconference
<u>Appearances at Hearing:</u>	Lorayne Menicoche Moses, representing the applicant Marcie Lafferty, respondent
<u>Date of Decision:</u>	April 20, 2011

REASONS FOR DECISION

The applicant alleged that the respondents had breached a previous order (file #10-11610, filed on August 27, 2010) which required them to pay rent arrears of \$2912 in monthly installments until the arrears were paid in full. The applicant sought an order rescinding the previous order, ordering the full payment of the balance and termination of the tenancy agreement. The premises are subsidized public housing.

The respondent provided a statement of the rent account which indicated a balance owing in the amount of \$3816. The applicant acknowledged that a payment of \$500 was made on April 13, 2011 which does not appear on the statement, bringing the balance owing to \$3316.

The respondent did not dispute the allegations. She stated that they intended to terminate the tenancy agreement at the expiry date, June 19, 2011 and move into their own house which is almost completed. She stated that she intended to pay \$500/week until the arrears were paid in full.

I find the respondents in breach of the previous order and shall rescind the previous order and issue another requiring the respondents to pay the remaining arrears of \$3316. Given the circumstances, I do not think it is necessary to issue an order terminating the tenancy agreement as the respondents appear ready to terminate the tenancy by notice.

Hal Logsdon
Rental Officer