

IN THE MATTER between **NWT HOUSING CORPORATION (NWTHC)**,
Applicant, and **PETER SEIMENS**, Respondent;

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

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

BETWEEN:

NWT HOUSING CORPORATION (NWTHC)

Applicant/Landlord

- and -

PETER SEIMENS

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 three thousand six hundred ninety seven dollars and fifty cents (\$3697.50). The respondent shall pay the arrears in monthly installments of four hundred dollars (\$400.00) payable on the first day of every month until the rent arrears are paid in full. The first payment shall be due on August 1, 2011.
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 24th day of August, 2011.

Hal Logsdon
Rental Officer

IN THE MATTER between **NWT HOUSING CORPORATION (NWTHC)**,
Applicant, and **PETER SEIMENS**, 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:

NWT HOUSING CORPORATION (NWTHC)

Applicant/Landlord

-and-

PETER SEIMENS

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: July 21, 2011

Place of the Hearing: Yellowknife, NT via teleconference

Appearances at Hearing: Nancy Peel, representing the applicant
Jody Chatman, representing the applicant
Peter Seimens, respondent

Date of Decision: July 21, 2011

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 rent arrears and terminating the tenancy agreement.

The applicant provided a statement of the rent account which indicated a balance of rent owing of \$3,697.50. The applicant stated that the respondent had made an agreement to repay the arrears by paying \$400 plus the monthly rent each month until the arrears were paid in full. The applicant withdrew the request for an order terminating the tenancy agreement in favour of an order requiring the respondent to pay the monthly rent plus the additional \$400.

The respondent did not dispute the allegations.

I find the statement in order and find the respondent in breach of his obligation to pay rent. I find the rent arrears to be \$3697.50. An order shall issue requiring the respondent to pay the applicant the rent arrears in monthly payments of \$400 payable on the first day of every month until the rent arrears are paid in full and to pay the monthly rent on time.

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

Hal Logsdon
Rental Officer