

IN THE MATTER between **NWT HOUSING CORPORATION**, Applicant, and **JOSEPH MOOSENOSE AND MARIE MOOSENOSE**, Respondents;

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 **WHATI, NT**.

BETWEEN:

**NWT HOUSING CORPORATION**

Applicant/Landlord

- and -

**JOSEPH MOOSENOSE AND MARIE MOOSENOSE**

Respondents/Tenants

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to sections 41(4)(a) and 83(2) of the *Residential Tenancies Act* the respondents shall pay the applicant rent arrears in the amount of eleven thousand two hundred twenty four dollars (\$11,224.00). The respondents shall pay the arrears in monthly installments of five hundred dollars (\$500.00) 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, 2011.
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondents shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 24th day of August, 2011.

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Hal Logsdon  
Rental Officer

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**JOSEPH MOOSENOSE AND MARIE MOOSENOSE**, 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-

**JOSEPH MOOSENOSE AND MARIE MOOSENOSE**

Respondents/Tenants

**REASONS FOR DECISION**

<b><u>Date of the Hearing:</u></b>	<b>July 26, 2011</b>
<b><u>Place of the Hearing:</u></b>	<b>Yellowknife, NT via teleconference</b>
<b><u>Appearances at Hearing:</u></b>	<b>Nancy Peel, representing the applicant Joseph Moosenose, respondent</b>
<b><u>Date of Decision:</u></b>	<b>July 26, 2011</b>

**REASONS FOR DECISION**

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent and sought an order requiring the respondents to pay the rent arrears and to pay future rent on time.

The applicant provided a statement of the rent account which indicated a balance of rent owing as at June 22, 2011 in the amount of \$10,210. The applicant testified that since that date, the July, 2011 rent of \$1014 had come due and no payments had been received, bringing the balance owing to \$11,224.

The respondent did not dispute the allegations and the parties agreed that the rent arrears could be paid in monthly installments of \$500 until the rent arrears were paid in full.

I find the respondents in breach of their obligation to pay rent. I find the rent arrears to be \$11,224. An order shall issue requiring the respondents to pay the applicant the rent arrears in monthly payments of \$500 payable on the last day of every month until the rent arrears are paid in full and to pay the monthly rent on time.

Should the respondents 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.

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Hal Logsdon  
Rental Officer