

IN THE MATTER between **DELINE HOUSING ASSOCIATION**, Applicant, and **JOHNATHAN TETSO AND DORIS TANETON**, 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 **DELINE, NT**.

BETWEEN:

DELINE HOUSING ASSOCIATION

Applicant/Landlord

- and -

JOHNATHAN TETSO AND DORIS TANETON

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 six thousand one hundred fifty six dollars (\$6156.00). The arrears shall be paid in monthly installments of fifty dollars (\$50.00) payable on the last day of every month until the rent arrears are paid in full. The first payment shall be due on July 30, 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 7th day of August, 2011.

Hal Logsdon
Rental Officer

IN THE MATTER between **DELINE HOUSING ASSOCIATION**, Applicant, and **JOHNATHAN TETSO AND DORIS TANETON**, 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:

DELINE HOUSING ASSOCIATION

Applicant/Landlord

-and-

JOHNATHAN TETSO AND DORIS TANETON

Respondents/Tenants

REASONS FOR DECISION

<u>Date of the Hearing:</u>	June 29, 2011
<u>Place of the Hearing:</u>	Deline, NT
<u>Appearances at Hearing:</u>	Phebie Kenny, representing the applicant Doris Taneton, respondent
<u>Date of Decision:</u>	June 29, 2011

REASONS FOR DECISION

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent. The applicant sought an order requiring the respondents to pay the rent arrears in accordance with an agreement for repayment made between the parties. 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 \$6156. The applicant stated that the parties had entered into a repayment agreement whereby the arrears would be paid in monthly installments of \$50 plus the monthly rent. The applicant stated that the respondent had made the required payment in June, 2011.

The respondent did not dispute the allegations.

I find the ledger in order and find the respondents in breach of their obligation to pay rent. I find the rent arrears to be \$6156.

An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$6156. The respondents shall be ordered to pay the arrears in monthly installments of \$50 to be paid on the last day of every month until the rent arrears are paid in full. The first payment shall be due no later than July 30, 2011. The order shall also require the respondents to pay the monthly rent on time.

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

Hal Logsdon
Rental Officer