

IN THE MATTER between **NWT HOUSING CORPORATION**, Applicant, and
THERESE CHINKON, 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 **BEHCHOKO, NT**.

BETWEEN:

NWT HOUSING CORPORATION

Applicant/Landlord

- and -

THERESE CHINKON

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 eighteen thousand two hundred forty one dollars (\$18,241.00). The arrears shall be paid in monthly installments of three hundred dollars (\$300.00) 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, 2013.
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 11th day of
September, 2013.

Hal Logsdon
Rental Officer

IN THE MATTER between **NWT HOUSING CORPORATION**, Applicant, and
THERESE CHINKON, 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

Applicant/Landlord

-and-

THERESE CHINKON

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: August 23, 2013

Place of the Hearing: Behchoko, NT

Appearances at Hearing: Michael Keohane, representing the applicant
Therese Chinkon, respondent

Date of Decision: August 23, 2013

REASONS FOR DECISION

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent. The applicant sought an order requiring the respondent to pay the alleged rent arrears and terminating the tenancy agreement and evicting the respondent. The premises are subsidized public housing.

The applicant provided a statement of the rent account which indicated a balance of rent owing in the amount of \$19,241.

The respondent disputed the balance and provided two receipts indicating the following payments:

\$500 paid on January 18, 2013

\$500 paid on August 16, 2013

Neither of these payments were noted on the statement of account provided by the applicant. The applicant acknowledged that these payments had not been accounted for on the statement. The applicant revised his request for relief to \$18,241.

The respondent stated that she could pay the monthly rent plus an additional \$300 each month until the rent arrears were paid in full. The applicant agreed with the repayment proposal and withdrew the request for termination of the tenancy agreement and eviction.

I find the respondent in breach of her obligation to pay rent and find the rent arrears to be \$18,241. An order shall issue requiring the respondent to pay the monthly rent on time and to pay the rent arrears in monthly installments of \$300 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, 2013.

Should the respondent 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 lump sum payment of any remaining balance and termination of the tenancy agreement.

This decision was made known to the parties at the conclusion of the hearing.

Hal Logsdon
Rental Officer