

IN THE MATTER between **FORT SIMPSON HOUSING AUTHORITY**, Applicant,  
and **AMANDA NORWEGIAN AND ROBERT DENETHLON**, 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 **WRIGLEY, NT.**

BETWEEN:

**FORT SIMPSON HOUSING AUTHORITY**

Applicant/Landlord

- and -

**AMANDA NORWEGIAN AND ROBERT DENETHLON**

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 nine hundred fifty nine dollars and forty four cents (\$6959.44). The respondents shall pay the rent arrears in monthly installments of one hundred dollars (\$100.00) payable on the last day of every month until the rent arrears are paid in full. The first payment shall be due on October 31, 2013.

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 21st day of November, 2013.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **FORT SIMPSON HOUSING AUTHORITY**, Applicant,  
and **AMANDA NORWEGIAN AND ROBERT DENETHLON**, 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:

**FORT SIMPSON HOUSING AUTHORITY**

Applicant/Landlord

-and-

**AMANDA NORWEGIAN AND ROBERT DENETHLON**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:**                      **October 15, 2013**

**Place of the Hearing:**                      **Wrigley, NT via teleconference**

**Appearances at Hearing:**                      **Betty Hardisty, representing the applicant**  
   **Amanda Norwegian, respondent**  
   **Robert Denethlon, respondent**

**Date of Decision:**                              **October 15, 2013**

**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 alleged rent arrears. The premises are subsidized public housing.

The applicant provided a statement of the rent account which indicated a balance of rent owing as at June 1, 2013 of \$6124.44. The applicant testified that since that date the following rents had come due and the following payments received, bringing the balance owing to \$6959.44.

Balance as at June 1/13	\$6124.44
July rent	845.00
Pmt. July 24/13	(285.00)
August rent	845.00
September rent	1230.00
Pmt. Sept 9/13	<u>(1800.00)</u>
Balance owing	\$6959.44

The respondents did not dispute the allegations and stated that they could pay the monthly rent plus an additional \$100 until the rent arrears were paid. The applicant agreed to the proposed payment plan.

I find the respondents in breach of their obligation to pay rent and find the rent arrears to be \$6959.44. An order shall issue requiring the respondents to pay the monthly rent on time and to pay the rent arrears in monthly installments of \$100, payable on the last day of every month, until the rent arrears are paid in full. The first payment of arrears shall be due on October 31, 2013.

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

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Hal Logsdon  
Rental Officer