

IN THE MATTER between **NWT HOUSING CORPORATION**, Applicant, and **PATRICIA RABESCA**, 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 **WHATI, NT**.

BETWEEN:

NWT HOUSING CORPORATION

Applicant/Landlord

- and -

PATRICIA RABESCA

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 of twenty five thousand eight hundred sixty seven dollars and eighty eight cents (\$25,867.88) in monthly payments of five hundred nineteen dollars and fifty two cents (\$519.52) payable on the sixth day of every month until the rent arrears are paid in full. The first payment shall be due on August 6, 2014.
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 4th day of September, 2014.

Hal Logsdon
Rental Officer

IN THE MATTER between **NWT HOUSING CORPORATION**, Applicant, and
PATRICIA RABESCA, 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-

PATRICIA RABESCA

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: July 25, 2014

Place of the Hearing: Yellowknife, NT via teleconference

Appearances at Hearing: Jessica Relucio, representing the applicant
Patricia Rabesca, respondent

Date of Decision: July 25, 2014

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 to pay future rent on time. The premises are subsidized public housing.

The applicant provided a copy of the tenant ledger which indicated a balance owing of \$25,867.88. The applicant stated that the arrears were created after significant retroactive rent assessments were made based on the full household income. The applicant stated that the parties had agreed that the rent arrears would be paid in monthly payments of \$519.52 payable on the 6th day of every month and that the monthly assessed rent would be paid on time in the future.

The respondent did not dispute the allegations.

I find the ledger in order and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$25,867.88.

An order shall issue requiring the respondent to pay rent arrears of \$25,867.88 in accordance with the agreed upon repayment plan and to pay the monthly rent on time.

Should the respondent fail to make payments in accordance with this order or fail to pay the monthly rent on time, the applicant may file another application seeking the full lump sum

payment of any balance and termination of the tenancy agreement.

Hal Logsdon
Rental Officer