

IN THE MATTER between **TUKTOYAKTUK HOUSING ASSOCIATION**,
Applicant, and **MURRAY BATES**, 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 **TUKTOYAKTUK, NT**.

BETWEEN:

TUKTOYAKTUK HOUSING ASSOCIATION

Applicant/Landlord

- and -

MURRAY BATES

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 five thousand two hundred forty five dollars (\$5245.00). The rent arrears shall be paid 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 November 30, 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 18th day of
November, 2014.

Hal Logsdon
Rental Officer

IN THE MATTER between **TUKTOYAKTUK HOUSING ASSOCIATION**,
Applicant, and **MURRAY BATES**, 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:

TUKTOYAKTUK HOUSING ASSOCIATION

Applicant/Landlord

-and-

MURRAY BATES

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	November 13, 2014
<u>Place of the Hearing:</u>	Tuktoyaktuk, NT via teleconference
<u>Appearances at Hearing:</u>	Lucille Pokiak, representing the applicant Murray Bates, respondent
<u>Date of Decision:</u>	November 13, 2014

REASONS FOR DECISION

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

The applicant provided a copy of the tenant rent ledger which indicated a balance of rent owing of \$5245.

The respondent did not dispute the balance owing and stated that he could pay the rent plus another \$100/month until the rent arrears were paid. The applicant agreed to continue the tenancy agreement if the respondent paid the monthly rent plus an additional \$100/month.

I find the ledger in order and find the respondent in breach of his obligation to pay rent. I find the rent arrears to be \$5245.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$5245 in monthly installments of \$100 payable on the last day of every month until the rent arrears are paid in full and to pay the monthly rent on time in the future. The first payment of arrears shall be due on November 30, 2014.

Should the respondent fail to pay the monthly rent on time or fail to pay the arrears as ordered,

the applicant may file another application seeking the full payment of any remaining balance and termination of the tenancy agreement.

Hal Logsdon
Rental Officer