

IN THE MATTER between **X.Y.**, Applicant, and **E.H.**, 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:

X.Y.

Applicant/Landlord

-and-

E.H.

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	June 14, 2018
<u>Place of the Hearing:</u>	Sachs Harbour, NT via teleconference
<u>Appearances at Hearing:</u>	D.K., representing the applicant C.H., representing the respondent
<u>Date of Decision:</u>	June 14, 2018

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. The rental premises are subsidized public housing.

The applicant provided a copy of the tenant ledger which indicated a balance of rent as at January 1, 2018 in the amount of \$18,418.59. The applicant testified that all rents from July, 2017 to July, 2018 had been adjusted to \$70/month to reflect the reported income of the respondent and that additional rent payments totalling \$1500 had been made since January 1, 2018, resulting in a current balance of \$7643.59.

Balance as at June 30, 2017	\$8605.94
Rent, July 1, 2017 - June 30, 2018 @ \$70/month	840.00
Payment Nov 1/17	(300.00)
Payment Nov 21/17	(2.35)
Payments since January 1, 2018	<u>(1500.00)</u>
Total	\$7643.59

The respondent's representative did not dispute the allegations.

A previous order, File #20-15120, filed on August 4, 2016 has been fully satisfied.

The parties agreed that the rent arrears could be paid in monthly installments of \$430 payable along with the monthly rent until the rent arrears are paid in full and consented to an order requiring that the rent arrears be paid in this manner.

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 \$7643.59. I find the agreed upon repayment plan reasonable.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$7643.59 in monthly installments of \$430, payable on the first day of every month, along with the assessed rent, until the rent arrears are paid in full. The first payment shall be due on July 1, 2018.

Hal Logsdon
Rental Officer