

IN THE MATTER between PAULATUK HOUSING ASSOCIATION, Applicant, and GILBERT THRASHER AND LOTTIE THRASHER, 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:

PAULATUK HOUSING ASSOCIATION

Applicant/Landlord

- and -

GILBERT THRASHER AND LOTTIE THRASHER

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the Residential Tenancies Act, the respondent shall pay to the applicant rental arrears in the amount of ten thousand three hundred forty dollars (\$10,340.00).

DATED at the City of Yellowknife, in the Northwest Territories this 6 day of September, 1996.



Hal Logsdon
Rental Officer

IN THE MATTER between **PAULATUK HOUSING ASSOCIATION**, Applicant, and
GILBERT THRASHER AND LOTTIE THRASHER, Respondent.

AND IN THE MATTER of the **Residential Tenancies Act R.S.N.W.T. 1988**, Chapter
R-5 (the "Act");

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BETWEEN:

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-and-

GILBERT THRASHER AND LOTTIE THRASHER

Respondents/Tenants



REASONS FOR DECISION

<u>Date of the Hearing:</u>	September 4, 1996
<u>Place of the Hearing:</u>	Paulatuk, NT - Via Teleconference
<u>Appearances at Hearing:</u>	Michael Keohane, representing the applicant Gilbert Thrasher, as respondent
<u>Date of Decision:</u>	September 4, 1996

REASONS FOR DECISION

The applicant provided evidence in the form of tenant ledger cards, notices to the tenant, the tenancy agreement and a previous order issued by the rental officer in support of their request for an order for payment of rental arrears and to terminate the tenancy agreement. The ledger cards indicated rental arrears of \$46,207.20 as at March 12, 1996. The applicant testified that the respondent had vacated the premises on July 31, 1996 and rent for the months of April, May, June and July was also due. The rent for those months was \$1034/month bringing the balance owing to \$50,343.20. No payments of rent had been received since the application was filed on March 21, 1996.

An order was issued by the rental officer on November 6, 1995 for the respondent to pay rental arrears in the amount of \$40,003.20. To date this order has not been filed with the court although it is still valid.

The respondent agreed with the amount of rental arrears owing and acknowledged the debt to the Paulatuk Housing Association.

I find the respondent has breached the tenancy agreement by failing to pay the rent lawfully due to the applicant. As the previous order is still valid, an order shall be issued for the rental arrears which have accumulated since the issuance of that order, namely \$10,340.00.

As the respondent has vacated the premises, there is no requirement for an order for termination of the tenancy.



Hal Logsdon
Rental Officer