

IN THE MATTER between **TULITA HOUSING ASSOCIATION**, Applicant, and  
**WILBERT MENACHO AND SARAH HORASSI**, 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,  
regarding the rental premises at **TULITA, NT**.

BETWEEN:

**TULITA HOUSING ASSOCIATION**

Applicant/Landlord

- and -

**WILBERT MENACHO AND SARAH HORASSI**

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 twenty eight thousand dollars (\$28,000.00). The respondents may pay the arrears in monthly installments of no less than five hundred dollars (\$500.00), the first installment becoming due on August 15, 2007 and payable thereafter no later than the fifteenth day of every month until the rent arrears are paid in full.
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 26th day of July,  
2007.

Hal Logsdon  
Rental Officer

---

IN THE MATTER between **TULITA HOUSING ASSOCIATION**, Applicant, and  
**WILBERT MENACHO AND SARAH HORASSI**, 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:

**TULITA HOUSING ASSOCIATION**

Applicant/Landlord

-and-

**WILBERT MENACHO AND SARAH HORASSI**

Respondents/Tenants

**REASONS FOR DECISION**

|                                       |   |
|---------------------------------------|---|
| <b><u>Date of the Hearing:</u></b>    | <b>July 18, 2007</b>  |
| <b><u>Place of the Hearing:</u></b>   | <b>Tulita, NT via teleconference</b>  |
| <b><u>Appearances at Hearing:</u></b> | <b>Helen Squirrel, representing the applicant<br/>Sarah Horassi, respondent</b> |
| <b><u>Date of Decision:</u></b>       | <b>July 18, 2007</b>  |

**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 and terminating the tenancy agreement. The premises are subsidized public housing.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$28,436.70. The applicant testified that the respondents had made a recent payment of \$436.70 which had not been posted to the ledger, bringing the balance of rent owing to \$28,000.

The respondents did not dispute the rent arrears and offered to pay the arrears in monthly installments of \$500. The applicant accepted the offer and withdrew the request for an order terminating the tenancy agreement.

I find the respondents in breach of their obligation to pay rent and find rent arrears to be \$28,000.

An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$28,000. The respondents may pay the arrears in monthly installments of no less than \$500 in addition to the monthly assessed rent. The first arrears installment shall become due on August 15, 2007 and shall be payable thereafter no later than the fifteenth day of every month until the rent arrears are paid in full. The respondents are also ordered to pay the monthly rent on time.

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

Hal Logsdon  
Rental Officer

---