

IN THE MATTER between **FORT SIMPSON HOUSING AUTHORITY**, Applicant,
and **STELLA TSETSO**, 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,
regarding the rental premises at **FORT SIMPSON, NT**.

BETWEEN:

FORT SIMPSON HOUSING AUTHORITY

Applicant/Landlord

- and -

STELLA TSETSO

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of two thousand and nine dollars (\$2009.00).
2. Pursuant to section 84(2) of the *Residential Tenancies Act*, the respondent may pay the rent arrears in monthly installments of no less than eighty dollars (\$80.00), the first payment becoming due on March 1, 2003 and payable thereafter on the first day of every month until this order is fully satisfied.
3. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent shall pay all

future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 24th day of
February, 2003.

Hal Logsdon
Rental Officer

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BETWEEN:

FORT SIMPSON HOUSING AUTHORITY

Applicant/Landlord

-and-

STELLA TSETSO

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: February 20, 2003

Place of the Hearing: Fort Simpson, NT

Appearances at Hearing: Hilda Gerlock, representing the applicant
Stella Tsetso, respondent

Date of Decision: February 20, 2003

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 in reasonable monthly installments. The applicant provided a copy of the tenant ledger which indicated a balance of rent owing in the amount of \$2009.00.

The respondent did not dispute the allegations and indicated that he would be able to pay the monthly installments of \$80.00/month in addition to the monthly assessed rent. The applicant agreed to the proposed repayment schedule.

I find the respondent breached the tenancy agreement by failing to pay the lawful rent to the landlord. I find the rent arrears to be \$2009.00. An order shall be issued requiring the respondent to pay the applicant the rent arrears in monthly installments of no less than \$80.00 along with the monthly assessed rent. The first payment shall be due on March 1, 2003 and thereafter on the first day of every month until the rent arrears are paid in full. The order shall also require the respondent to pay the monthly assessed rent on time.

Should the respondent fail to pay the rent arrears in accordance with this order or fail to pay the monthly rent on time, the applicant may file a future application requesting the rental officer to rescind this order and order the lump sum payment of the remaining rent arrears and/or

termination of the tenancy agreement.

Hal Logsdon
Rental Officer