

IN THE MATTER between **TULITA HOUSING ASSOCIATION**, Applicant, and
MARY LOUISE CLEMENT AND GARY LENNIE, 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 -

MARY LOUISE CLEMENT AND GARY LENNIE

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of two thousand nine hundred seven dollars (\$2907.00).

DATED at the City of Yellowknife, in the Northwest Territories this 15th day of August,
2003.

Hal Logsdon
Rental Officer

IN THE MATTER between **TULITA HOUSING ASSOCIATION**, Applicant, and **MARY LOUISE CLEMENT AND GARY LENNIE**, 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-

MARY LOUISE CLEMENT AND GARY LENNIE

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: August 13, 2003

Place of the Hearing: Tulita, NT via teleconference

Appearances at Hearing: Helen Squirrel, representing the applicant

Date of Decision: August 13, 2003

REASONS FOR DECISION

The respondents were served with Notices of Attendance on July 23, 2003 but failed to appear at the hearing. The hearing was held in their absence.

The applicant alleged that the respondents breached the tenancy agreement by failing to pay the full amount of the rent and sought an order requiring the respondents to pay the alleged rent arrears.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent as at March 31, 2003 in the amount of \$2969.63. The applicant testified that since that date the following transactions had occurred, bringing the balance owing to \$2907.

Balance at March 31/03	\$2969.63
April rent	148.00
May rent	190.00
May pmt	(100.00)
June rent	190.00
June pmt	(54.21)
July rent	32.00
August rent	32.00
August pmt	<u>(500.42)</u>
Balance owing	\$2907.00

I find the respondents breached their obligation to pay rent and find the balance of rent arrears to be \$2907. An order shall be issued requiring the respondents to pay the applicant rent arrears in the amount of \$2907.

Hal Logsdon
Rental Officer