

IN THE MATTER between **FORT RESOLUTION HOUSING AUTHORITY**,
Applicant, and **DAVID SAYINE AND DAWNA BEAULIEU**, 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 **FORT RESOLUTION, NT.**

BETWEEN:

FORT RESOLUTION HOUSING AUTHORITY

Applicant/Landlord

- and -

DAVID SAYINE AND DAWNA BEAULIEU

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 six thousand five hundred forty six dollars (\$6546.00).
2. Pursuant to section 84(2) of the *Residential Tenancies Act*, the respondents may pay the rent arrears in monthly installments of no less than one hundred dollars (\$100.00), the first payment becoming due on October 1, 2004 and payable thereafter, along with the rent, on the first day of every month until the arrears are paid in full.
3. 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 9th day of
September, 2004.

Hal Logsdon
Rental Officer

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BETWEEN:

FORT RESOLUTION HOUSING AUTHORITY

Applicant/Landlord

-and-

DAVID SAYINE AND DAWNA BEAULIEU

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: August 24, 2004

Place of the Hearing: Fort Resolution, NT

Appearances at Hearing: Joyce Beaulieu, representing the applicant
Elizabeth-Ann McKay, representing the applicant
David Sayine, respondent
Dawna Beaulieu, respondent

Date of Decision: August 24, 2004

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 respondent to pay the alleged rent arrears and terminating the tenancy agreement between the parties.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$7918.73.

The respondents did not dispute the allegations and indicated they could pay the arrears in monthly installments of \$100, along with the assessed rent. The applicant was agreeable with the proposal and withdrew the request for termination of the tenancy agreement.

A previous order required the respondents to pay rent arrears in the amount of \$3274. That order has not been satisfied. Since the issuance of the order only \$1901.27 has been paid by the respondents. Since the issuance of the order rent in the amount of \$6546 has become due.

I find the respondents in breach of their obligation to pay rent. I find the rent arrears to be \$7918.73. Taking into account the unsatisfied portion of the previous order, an order shall issue requiring the respondents to pay rent arrears in the amount of \$6546. The respondents may pay those arrears in monthly installments of no less than \$100. The first installment shall be paid on October 1, 2004 along with the assessed rent. Monthly payments shall be made, along with the

rent, on the first day of every month thereafter, until the rent arrears are paid in full. The monthly rent shall be paid on time.

Should the respondents fail to make monthly payments of rent and arrears in accordance with this order, the applicant may make a future application seeking the lump sum payment of any balance and/or termination of the tenancy agreement.

Hal Logsdon
Rental Officer