

IN THE MATTER between **TULITA HOUSING ASSOCIATION**, Applicant, and  
**BRUCE MENACHO**, 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 **TULITA, NT**.

BETWEEN:

**TULITA HOUSING ASSOCIATION**

Applicant/Landlord

- and -

**BRUCE MENACHO**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. 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 8th day of January,  
2004.

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Hal Logsdon  
Rental Officer

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BETWEEN:

**TULITA HOUSING ASSOCIATION**

Applicant/Landlord

-and-

**BRUCE MENACHO**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** January 6, 2004

**Place of the Hearing:** Tulita, NT

**Appearances at Hearing:** Helen Squirrel, representing the applicant

**Date of Decision:** January 6, 2004

**REASONS FOR DECISION**

The respondent was served with a Notice of Attendance on December 27, 2003 but failed to appear at the hearing. The hearing was held in his absence.

The applicant stated that since the application was made, the respondent had paid all of the outstanding rent and currently had a credit balance. The applicant sought an order requiring the respondent to pay future rent on time. A copy of the tenant ledger was presented in evidence.

The written tenancy agreement between the parties requires payment of rent in advance on the first day of each month. The ledger indicates that the rent had not always been paid on the days it was due.

I find the respondent breached the tenancy agreement by failing to pay the rent on the days it was due. An order shall issue requiring the respondent to pay future rent on time.

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Hal Logsdon  
Rental Officer