

IN THE MATTER between **TULITA HOUSING ASSOCIATION**, Applicant, and
MARY ANN CLEMENT, 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 -

MARY ANN CLEMENT

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 one thousand three hundred seventy four dollars (\$1374.00).
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 8th day of January,
2004.

Hal Logsdon
Rental Officer

IN THE MATTER between **TULITA HOUSING ASSOCIATION**, Applicant, and **MARY ANN CLEMENT**, 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.

BETWEEN:

TULITA HOUSING ASSOCIATION

Applicant/Landlord

-and-

MARY ANN CLEMENT

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
Mary Ann Clement, respondent

Date of Decision: January 6, 2004

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 and to pay future rent on time. The applicant provided a copy of the tenant ledger which indicated a balance of rent owing in the amount of \$1374.

The respondent did not dispute the allegations but stated that she had asked the landlord to do certain repairs to the premises which had not been completed. The respondent has not filed an application in the matter. I am unable to consider the respondent's allegations without an application.. She may wish to file an application if she feels the landlord had breached their obligation to maintain the premises in a good state of repair.

I find the ledger in order. 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 \$1374. An order shall issue requiring the respondent to pay the rental arrears to the applicant and to pay future rent on time.

Hal Logsdon
Rental Officer