

IN THE MATTER between **FORT MCPHERSON HOUSING ASSOCIATION**,
Applicant, and **LAURA KOE AND LARRY ROBERT**, 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 MCPHERSON, NT**.

BETWEEN:

FORT MCPHERSON HOUSING ASSOCIATION

Applicant/Landlord

- and -

LAURA KOE AND LARRY ROBERT

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 nine hundred forty three dollars (\$943.00).
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 three hundred dollars (\$300.00), the first payment being due on August 31, 2004, and payable thereafter no later than the last 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 19th day of August,
2004.

Hal Logsdon
Rental Officer

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BETWEEN:

FORT MCPHERSON HOUSING ASSOCIATION

Applicant/Landlord

-and-

LAURA KOE AND LARRY ROBERT

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: August 19, 2004

Place of the Hearing: Fort McPherson, via teleconference

Appearances at Hearing: Betty Firth, representing the applicant
Laura Koe, respondent

Date of Decision: August 19, 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 respondents to pay the alleged rent arrears and termination of the tenancy agreement.

The applicant provided a statement of the rent which indicated a balance of rent owing in the amount of \$943.

The respondent did not dispute the allegations and stated that she would be able to pay the arrears in monthly installments of \$300 in addition to the assessed rent. The landlord was satisfied with the arrangement.

I find the respondents in breach of their obligation to pay rent and find the rent arrears to be \$943. An order shall issue requiring the respondents to pay the applicant the rent arrears in monthly installments of no less than \$300. The first payment shall be due no later than August 31, 2004 and subsequent payments shall be made no later than the last day of each month thereafter until the arrears are paid in full. The respondents shall also pay the monthly assessed rent, in addition to the payment of arrears, on time.

Should the respondents fail to make payments of the arrears in accordance with this order or fail to pay the monthly rent on time, 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