

IN THE MATTER between **SACHS HARBOUR HOUSING ASSOCIATION**,
Applicant, and **LUCY KUDLAK**, 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 **SACHS HARBOUR, NT**.

BETWEEN:

SACHS HARBOUR HOUSING ASSOCIATION

Applicant/Landlord

- and -

LUCY KUDLAK

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 five hundred sixty seven dollars and forty four cents (\$1567.44).
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 23rd day of
September, 2004.

Hal Logsdon
Rental Officer

IN THE MATTER between **SACHS HARBOUR HOUSING ASSOCIATION**,
Applicant, and **LUCY KUDLAK**, 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:

SACHS HARBOUR HOUSING ASSOCIATION

Applicant/Landlord

-and-

LUCY KUDLAK

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: September 23, 2004

Place of the Hearing: Sachs Harbour, NT via teleconference

Appearances at Hearing: Betty Haogak, representing the applicant

Date of Decision: September 23, 2004

REASONS FOR DECISION

The respondent was served with a Notice of attendance by registered mail which was confirmed delivered on September 9, 2004. The respondent failed to appear and the hearing was held in her absence.

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 in evidence which indicated a balance of rent owing as at July 6, 2004 in the amount of \$1503.44. The applicant testified that since that date the August, 2004 and September, 2004 rent had some due in the amount of \$32/month and no payments of rent had been received, bringing the balance of rent owing to \$1567.44.

I find the ledger in order and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$1567.44. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$1567.44 and to pay future rent on time.

Hal Logsdon
Rental Officer