

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **GEORGE MACKEINZO AND MARION MACKEINZO**, 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 **YELLOWKNIFE, NT**.

BETWEEN:

YELLOWKNIFE HOUSING AUTHORITY

Applicant/Landlord

- and -

GEORGE MACKEINZO AND MARION MACKEINZO

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 four thousand three hundred thirty two dollars and fifty cents (\$4332.50).
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 four hundred dollars (\$400.00), the first payment being due on January 15, 2005 and payable thereafter no later than the fifteenth day of every month, until this order is fully satisfied.

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 6th day of January, 2005.

Hal Logsdon
Rental Officer

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BETWEEN:

YELLOWKNIFE HOUSING AUTHORITY

Applicant/Landlord

-and-

GEORGE MACKEINZO AND MARION MACKEINZO

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: January 5, 2005

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Mary George, representing the applicant
George Mackeinzo, respondent

Date of Decision: January 5, 2005

REASONS FOR DECISION

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent and by failing to pay for electricity. The applicant sought an order requiring the respondent to pay the alleged rent arrears and current electrical charges and terminating the tenancy agreement.

The applicant provided a statement of the rent account which indicated a balance of rent owing in the amount of \$4332.50. The applicant also provided a statement of the electrical account which indicated that the account was in arrears.

The respondent did not dispute the allegations and indicated that he would be able to pay the monthly rent and \$400 each month until the arrears were paid in full. The parties consented to an order requiring the respondent to pay the rent arrears in installments of \$400/month and requiring the rent and electrical charges to be paid on time.

I find the respondents in breach of their obligation to pay rent and find the rent arrears to be \$4332.50. An order shall issue requiring the respondents to pay the rent arrears in installments of \$400/month. The first payment shall be due on January 15, 2005 and thereafter payments are to be made no later than the fifteenth of every month until the arrears are paid in full. The respondent is also ordered to pay rent on time. Two other orders have been issued requiring the respondents to comply with their obligation to pay for electricity. There is no requirement for me

to issue another one.

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

Hal Logsdon
Rental Officer