

IN THE MATTER between **RAE-EDZO HOUSING AUTHORITY**, Applicant, and **DOREEN M. APPLES**, 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 **RAE-EDZO, NT.**

BETWEEN:

RAE-EDZO HOUSING AUTHORITY

Applicant/Landlord

- and -

DOREEN M. APPLES

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 four thousand four hundred eighty dollars (\$4480.00).
2. Pursuant to section 84(2) of the *Residential Tenancies Act*, the respondent may pay the rent arrears in monthly installments of not less than sixty eight dollars (\$68.00), the first payment being due on January 1, 2006 and thereafter on the first day of every month, along with the rent, until the rent arrears are paid in full.

3. 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 20th day of December, 2005.

Hal Logsdon
Rental Officer

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BETWEEN:

RAE-EDZO HOUSING AUTHORITY

Applicant/Landlord

-and-

DOREEN M. APPLES

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: December 13, 2005

Place of the Hearing: Rae-Edzo, NT

Appearances at Hearing: Robert Richardson, representing the applicant
Doreen Apples, respondent

Date of Decision: December 13, 2005

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 terminating the tenancy agreement.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$4480.

The respondent did not dispute the allegations and offered to pay the arrears in monthly installments of \$68 along with the rent. The applicant agreed to the arrangement and withdrew the request for termination of the tenancy agreement.

I find the respondent in breach of her obligation to pay rent and find the rent arrears to be \$4480. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$4480. The arrears may be paid in monthly installments of not less than \$68, along with the rent on the first day of every month. The first payment shall be due on January 1, 2006. The respondent is also ordered to pay future rent on time.

Should the respondent fail to pay the arrears in accordance with this order or fail to pay the monthly rent, the applicant may file a future application seeking the immediate payment of any balance and termination of the tenancy agreement.

Hal Logsdon
Rental Officer