

IN THE MATTER between **RAE-EDZO HOUSING AUTHORITY**, Applicant, and **MELANIE LAFFERTY**, 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 -

**MELANIE LAFFERTY**

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 twelve thousand six hundred sixty four dollars (\$12,664.00).
2. Pursuant to sections 41(4)(c) and 83(2) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Unit 254, Edzia Tili, Rae, NT shall be terminated on January 31, 2006 and the respondent shall vacate the premises on that date, unless the rent arrears are paid in full.

DATED at the City of Yellowknife, in the Northwest Territories this 14th day of December, 2005.

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Hal Logsdon  
Rental Officer

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R-5 (the "Act");

AND IN THE MATTER of a Hearing before **Hal Logsdon**, Rental Officer.

BETWEEN:

**RAE EDZO HOUSING AUTHORITY**

Applicant/Landlord

-and-

**MELANIE LAFFERTY**

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

**Date of Decision:** December 13, 2005

**REASONS FOR DECISION**

The respondent was served with a Notice of Attendance sent by registered mail to the rental premises and confirmed delivered. The respondent failed to appear at the hearing 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 terminating the tenancy agreement between the parties. The premises are subsidized public housing.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$12,664. The ledger also indicates that no rent has been paid since April, 2005. The applicant provided numerous notices to the respondent in evidence demanding payment of rent.

I find the respondent in breach of her obligation to pay rent and find the rent arrears to be \$12,664. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the arrears are promptly paid.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$12,664 and terminating the tenancy agreement between the parties on January 31, 2006 unless the arrears are paid in full.

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Hal Logsdon  
Rental Officer