

IN THE MATTER between **FORT SIMPSON HOUSING AUTHORITY**, Applicant,
and **AUDREY ANTOINE**, 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 **FORT SIMPSON**.

BETWEEN:

FORT SIMPSON HOUSING AUTHORITY

Applicant/Landlord

- and -

AUDREY ANTOINE

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) and 84(2) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of six thousand one hundred thirty six dollars (\$6136.00) in monthly installments of no less than fifty dollars (\$50.00), the first payment becoming due on July 31, 2007 and payable thereafter on the last day of every month, until the rent arrears are paid in full.
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 27th day of June,
2007.

Hal Logsdon
Rental Officer

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BETWEEN:

FORT SIMPSON HOUSING AUTHORITY

Applicant/Landlord

-and-

AUDREY ANTOINE

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	June 26, 2007
<u>Place of the Hearing:</u>	Fort Simpson, NT via teleconference
<u>Appearances at Hearing:</u>	Ann O'Hare, representing the applicant Audrey Antoine, respondent
<u>Date of Decision:</u>	June 26, 2007

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 unless the alleged arrears were paid. The premises are subsidized public housing.

The applicant provided a statement of the rent account in evidence which indicated a balance of rent owing in the amount of \$6136.

The respondent did not dispute the allegations and stated that she could pay the rent arrears in monthly installments of \$50 until the arrears were paid in full. The respondent agreed with the offer provided the monthly rent was also paid on time.

I find the respondent in breach of her obligation to pay rent and find the rent arrears to be \$6136. An order shall issue requiring the respondent to pay the rent arrears in monthly installments of at least \$50, payable on the last day of every month until the arrears are paid in full. The first payment shall be due on July 31, 2007. The order shall also require the respondent to pay the monthly rent on time.

Should the respondent fail to pay the rent arrears in accordance with this order or fail to pay the monthly assessed rent on time, the applicant may file another application seeking the cancellation

of this order, the full payment of any outstanding balance and termination of the tenancy agreement.

This decision was made known to the parties at the conclusion of the hearing.

Hal Logsdon
Rental Officer