

IN THE MATTER between **DELINE HOUSING ASSOCIATION**, Applicant, and
PAUL MODESTE, 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 **DELINE. NT.**

BETWEEN:

DELINE HOUSING ASSOCIATION

Applicant/Landlord

- and -

PAUL MODESTE

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 nine thousand five hundred fifty four dollars and seventy two cents (\$9554.72).
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 15th day of March,
2007.

Rental Officer

Hal Logsdon

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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:

DELINE HOUSING ASSOCIATION

Applicant/Landlord

-and-

PAUL MODESTE

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: March 15, 2007

Place of the Hearing: Deline, NT via teleconference

Appearances at Hearing: Phoebe Kenny, representing the applicant

Date of Decision: March 15, 2007

REASONS FOR DECISION

The respondent was served with a Notice of Attendance sent by registered mail and confirmed delivered. The respondent failed to appear at the hearing and the hearing was held in his absence.

The applicant alleged that the respondent breached the tenancy agreement by failing to pay rent. The applicant 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 in the amount of \$9554.72.

I find the ledger in order and find the respondent in breach of his obligation to pay rent. I find the rent arrears to be \$9554.72.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$9554.72 and to pay future rent on time.

Hal Logsdon
Rental Officer