

IN THE MATTER between **ULUKHAKTOK HOUSING ASSOCIATION**, Applicant,
and **IRENE AKHIATAK**, 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 **ULUKHAKTOK, NT.**

BETWEEN:

ULUKHAKTOK HOUSING ASSOCIATION

Applicant/Landlord

- and -

IRENE AKHIATAK

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 41(4)(a) and 83(2) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of twelve thousand eight hundred twenty two dollars (\$12,822.00). The rent arrears shall be paid in monthly installments of no less than one hundred fifty dollars (\$150.00) the first payment becoming due on October 31, 2008 and payable thereafter no later than 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 the monthly rent on time in the future.

DATED at the City of Yellowknife, in the Northwest Territories this 8th day of October, 2008.

Hal Logsdon
Rental Officer

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BETWEEN:

ULUKHAKTOK HOUSING ASSOCIATION

Applicant/Landlord

-and-

IRENE AKHIATAK

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: September 30, 2008

Place of the Hearing: Ulukhaktok, NT, via teleconference

Appearances at Hearing: Karen Kitekudlak, representing the applicant
Irene Akhiatak, respondent
Jack Akhiatak

Date of Decision: September 30, 2008

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 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 \$12,822.86.

The respondent did not dispute the allegations and stated that she could pay the monthly rent plus an additional \$150 each month until the rent arrears were paid in full. The applicant accepted the offer and withdrew the request for an order terminating the tenancy agreement.

I find the ledger in order and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$12,822.86.

An order shall issue requiring the respondent to pay the monthly rent on time and to pay the rent arrears in monthly installments of at least \$150. The first payment of arrears shall be due on October 31, 2008. Arrears payments shall continue to be made every month, no later than the last day of the month, until the rent arrears are paid in full.

Should the respondent fail to pay the monthly rent on time or fail to pay the arrears in accordance

with this order, the applicant may file another application seeking the full payment of any balance and termination of the tenancy agreement.

Hal Logsdon
Rental Officer