

IN THE MATTER between **FORT SIMPSON HOUSING AUTHORITY**, Applicant,
and **BERNICE DENEYOUA**, 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, NT**.

BETWEEN:

FORT SIMPSON HOUSING AUTHORITY

Applicant/Landlord

- and -

BERNICE DENEYOUA

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 one thousand nine hundred eight dollars (\$1908.00). The respondent shall pay the rent arrears in biweekly installments of no less than fifty dollars (\$50.00) payable every second Friday until the rent arrears are paid in full. The first payment shall be due no later than November 28, 2008.
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 26th day of
November, 2008.

Hal Logsdon
Rental Officer

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BETWEEN:

FORT SIMPSON HOUSING AUTHORITY

Applicant/Landlord

-and-

BERNICE DENEYOUA

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: November 19, 2008

Place of the Hearing: Fort Simpson, NT

Appearances at Hearing: Ann O'Hare, representing the applicant

Date of Decision: November 19, 2008

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 her absence.

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent. The applicant stated that the parties had come to an agreement concerning the repayment of the arrears and asked that an order be made requiring the repayment of the arrears in accordance with that agreement. The premises are subsidized public housing.

The applicant provided a statement of the rent account in evidence which indicated rent owing in the amount of \$1908. An agreement between the parties, provided in evidence by the applicant, obligates the respondent to pay the rent arrears in biweekly instalments of \$50 until the rent arrears are paid in full. The applicant stated that the next payment is due on Friday, November 28, 2008 and payable on every other Friday thereafter.

I find the statement in order and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$1908. An order shall issue requiring the respondent to pay the applicant the rent arrears in biweekly installments of no less than \$50 payable every other Friday until the rent arrears are paid in full. The first payment shall be due on November 28, 2008. The respondent is also ordered to pay future rent on time.

Should the respondent fail to pay the rent arrears in accordance with this order or fail to pay the monthly rent on time, the applicant may file another application seeking the full amount of any outstanding balance and termination of the tenancy agreement.

Hal Logsdon
Rental Officer