

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **JODY MILLAR**, 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 **YELLOWKNIFE, NT.**

BETWEEN:

809656 ALBERTA LTD.

Applicant/Landlord

- and -

JODY MILLAR

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 41(4)(a) and 84(2) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of five thousand five hundred twenty nine dollars and seventy six cents (\$5529.76). The rent arrears shall be paid in monthly installments of five hundred dollars (\$500.00) payable no later than the last day of every month until the rent arrears are paid in full. The first payment of arrears shall be due no later than March 31, 2009.
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 13th day of March, 2009.

Hal Logsdon
Rental Officer

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BETWEEN:

809656 ALBERTA LTD.

Applicant/Landlord

-and-

JODY MILLAR

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: March 11, 2009

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Aleem Shivji, representing the applicant
Jody Millar, respondent

Date of Decision: March 11, 2009

REASONS FOR DECISION

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent. The applicant sought an order requiring the respondent to pay the alleged rent arrears and terminating the tenancy agreement unless the arrears are paid in full.

The applicant provided a statement of the rent account which indicated a balance of rent owing in the amount of \$5529.76.

The respondent did not dispute the allegations and stated that he would pay the rent arrears in monthly payments of \$500 in addition to the monthly rent. The applicant agreed to the repayment schedule.

I find the rent statement in order and find the respondent in breach of his obligation to pay rent. I find the rent arrears to be \$5529.76.

An order shall issue requiring the respondent to pay the rent arrears in monthly instalments of no less than \$500. The monthly payments of arrears shall be due no later than the last day of every month until the rent arrears are paid in full. The first payment shall be due on March 31, 2009.

The respondent is also ordered 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 rent on time, the applicant may file another application seeking the lump sum payment of any remaining balance and termination of the tenancy agreement.

Hal Logsdon
Rental Officer