

IN THE MATTER between **FORT MCPHERSON HOUSING ASSOCIATION**,
Applicant, and **MARION GREENLAND AND ROGER KOE**, Respondents;

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 MCPHERSON, NT.**

BETWEEN:

FORT MCPHERSON HOUSING ASSOCIATION

Applicant/Landlord

- and -

MARION GREENLAND AND ROGER KOE

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of one hundred two dollars and eleven cents (\$102.11).
2. Pursuant to section 45(4)(c) of the *Residential Tenancies Act*, the respondents shall pay the applicant water charges in the amount of one hundred eighty four dollars and eighteen cents (\$184.18).

3. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondents shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 25th day of February, 2009.

Hal Logsdon
Rental Officer

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BETWEEN:

FORT MCPHERSON HOUSING ASSOCIATION

Applicant/Landlord

-and-

MARION GREENLAND AND ROGER KOE

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: February 23, 2009

Place of the Hearing: Fort McPherson, NT via teleconference

Appearances at Hearing: Shirley Wilson, representing the applicant
Marion Greenland, respondent

Date of Decision: February 23, 2009

REASONS FOR DECISION

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent and by failing to pay water charges which were their obligation. The applicant sought an order requiring the respondents to pay the alleged rent arrears and water charges and to pay future rent on time. The applicant withdrew their request for an order terminating the tenancy agreement. 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 \$286.29. Included in this amount were charges for water in the amount of \$184.18. The applicant stated that the charges for the water represented extra water deliveries that were in excess of the normal weekly deliveries paid for by the landlord.

The respondent did not dispute the allegations.

I find the ledger in order and find the respondents in breach of their obligation to pay rent and their obligation to pay for the water charges. I find the rent arrears to be \$102.11 and the water charges to be \$184.18.

An order shall issue requiring the respondents to pay the applicant rent arrears of \$102.11, water charges of \$184.18 and to pay future rent on time.

Hal Logsdon
Rental Officer