

IN THE MATTER between **COAST FRASER TOWER**, Applicant, and **BILL HUTCHINSON**, 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:

COAST FRASER TOWER

Applicant/Landlord

- and -

BILL HUTCHINSON

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 five thousand one hundred forty dollars (\$5140.00). The applicant shall pay the arrears in four monthly installments of one thousand two hundred eighty five dollars (\$1285.00) payable on the last day of September, October, November and December, 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 3rd day of September, 2009.

Hal Logsdon
Rental Officer

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AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter R-5 (the "Act");

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BETWEEN:

COAST FRASER TOWER

Applicant/Landlord

-and-

BILL HUTCHINSON

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: August 26, 2009

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Catherine Travis, representing the applicant
Bill Hutchinson, respondent

Date of Decision: August 26, 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 to pay the monthly rent on time. The applicant stated that they did not wish to terminate the tenancy agreement provided the monthly rent was paid on time and the parties could agree on a schedule whereby the rent arrears were paid.

The applicant provided a statement of the rent account in evidence which indicated a balance of rent owing in the amount of \$5140.

The respondent did not dispute the allegations

The parties agreed to an order requiring the respondent to pay the rent arrears in four equal payments of \$1285 due on the last day of September, October, November and December, 2009 and requiring the monthly rent to be paid on time.

I find the respondent in breach of his obligation to pay rent and find the rent arrears to be \$5140.

An order shall issue requiring the respondent to pay the applicant the rent arrears in four equal installments of \$1285 due on the last day of September, October, November and December, 2009 and requiring future rent to be paid 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 payment of any balance and termination of the tenancy agreement.

Hal Logsdon
Rental Officer