

IN THE MATTER between **DELINE HOUSING ASSOCIATION**, Applicant, and
TINA WRIGLEY, 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 **DELINE, NT**.

BETWEEN:

DELINE HOUSING ASSOCIATION

Applicant/Landlord

- and -

TINA WRIGLEY

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) and 83(2) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of thirteen thousand four hundred sixty six dollars (\$13,466.00) in monthly installments of no less than one thousand three hundred dollars (\$1300.00), payable on the last day of every month until the rent arrears are paid in full. The first payment shall be due on October 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 2nd day of October,
2009.

Hal Logsdon
Rental Officer

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BETWEEN:

DELINE HOUSING ASSOCIATION

Applicant/Landlord

-and-

TINA WRIGLEY

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: September 25, 2009

Place of the Hearing: Deline, NT via teleconference

Appearances at Hearing: Phebie Kenny, representing the applicant
Tina Wrigley, respondent
Benji Wrigley, respondent

Date of Decision: September 25, 2009

REASONS FOR DECISION

The application was made against Tina Baton and Benji Wrigley as joint tenants. The written tenancy agreement names Tina Baton as sole tenant. Mr Wrigley is not named as a tenant. Tina Baton stated that she was now married and used her married name, Tina Wrigley. Therefore the style of cause of this order shall name Tina Wrigley as the sole respondent.

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent. The premises are subsidized public housing. The applicant stated that the parties had come to an agreement as to how the rent arrears should be paid and requested an order reflecting that agreement.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$13,466. The applicant stated that all of the assessed rent was calculated on the respondent's household income. The respondent did not dispute the rent arrears.

The parties consented to an order requiring the respondent to pay the rent arrears in monthly installments of \$1300 payable on the last day of every month until the rent arrears were paid in full and to pay the monthly rent on time.

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 \$13,466. An order shall issue requiring the respondent to pay the rent arrears in

monthly installments of at least \$1300, payable on the last day of every month, until the rent arrears are paid in full. The first payment of arrears shall be due on October 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 full payment of any remaining balance and the termination of the tenancy agreement.

This decision was made known to the parties at the conclusion of the hearing.

Hal Logsdon
Rental Officer