

IN THE MATTER between **DELINE HOUSING ASSOCIATION**, Applicant, and
ANITA BATON AND JAMES TAKAZO, 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 **DELINE, NT**.

BETWEEN:

DELINE HOUSING ASSOCIATION

Applicant/Landlord

- and -

ANITA BATON AND JAMES TAKAZO

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) and 83(2) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of twenty four thousand seven hundred forty five dollars (\$24,745.00) in monthly installments of no less than fifty dollars (\$50.00), payable along with the monthly rent, until the rent arrears are paid in full. The first payment shall be due on October 1, 2009.

2. 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 5th day of October, 2009.

Hal Logsdon
Rental Officer

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BETWEEN:

DELINE HOUSING ASSOCIATION

Applicant/Landlord

-and-

ANITA BATON AND JAMES TAKAZO

Respondents/Tenants

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
Anita Baton, respondent
James Takazo, respondent

Date of Decision: September 25, 2009

REASONS FOR DECISION

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent. The applicant sought an order requiring the respondents to pay the alleged rent arrears and terminating the tenancy agreement between the parties. 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 \$24,745. The applicant stated that all of the assessed rent was calculated on the respondents' household income.

The respondents did not dispute the allegations and the parties consented to an order requiring that the monthly rent be paid on time and the rent arrears be paid in monthly installments of at least \$50 until the arrears were paid in full.

I find the ledger in order and find the respondents in breach of their obligation to pay rent. I find the rent arrears to be \$24,745. An order shall issue requiring the respondents to pay the rent arrears in monthly installments of at least \$50, payable along with the monthly rent until the rent arrears are paid in full. The first payment of arrears shall be due on October 1, 2009. The respondents are also ordered to pay the monthly rent on time.

Should the respondents 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