

IN THE MATTER between **DELINE HOUSING ASSOCIATION**, Applicant, and
ESTHER SEWI AND ALFRED BETSIDEA, 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 -

ESTHER SEWI AND ALFRED BETSIDEA

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 41(4)(a) and 83(2) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of twenty seven thousand four hundred seventy nine dollars and fifty three cents (\$27,479.53). The respondents shall pay the rent arrears in monthly installments of no less than fifty dollars (\$50.00) payable on the last day of every month until the rent arrears are paid in full. The first payment shall be due no later than December 31, 2009.

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

DATED at the City of Yellowknife, in the Northwest Territories this 2nd day of December, 2009.

Hal Logsdon
Rental Officer

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BETWEEN:

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Applicant/Landlord

-and-

ESTHER SEWI AND ALFRED BETSIDEA

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: November 25, 2009

Place of the Hearing: Deline, NT

Appearances at Hearing: Phebie Kenny, representing the applicant
Esther Sewi, respondent
Alfred Betsidea, respondent

Date of Decision: November 25, 2009

REASONS FOR DECISION

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent and 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 \$27,479.53. The applicant stated that all of the rent had been assessed based on the respondents' household income. The ledger indicates that the last payment of rent was made in March, 2009.

The respondents disputed a cleaning bill they received from the applicant when they were transferred from unit 96 to unit 98. The applicant noted that those charges did not appear on the ledger and they were not seeking relief for those costs. The applicant sought only relief for rent arrears.

The parties consented to an order requiring the respondents to pay the monthly rent on time and to pay an additional \$50/month until the rent arrears were paid in full. The applicant withdrew the request to terminate the tenancy agreement.

I find the respondents in breach of their obligation to pay rent and find the rent arrears to be \$27,479.53. An order shall issue requiring the respondents to pay the monthly assessed rent on

time and to pay the rent arrears in monthly installments of \$50 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 December 31, 2009.

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 outstanding balance and termination of the tenancy agreement.

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

Hal Logsdon
Rental Officer