

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **TERRENCE JONES AND MELANIE MAKYNEN**, 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 **YELLOWKNIFE, NT.**

BETWEEN:

YELLOWKNIFE HOUSING AUTHORITY

Applicant/Landlord

- and -

TERRENCE JONES AND MELANIE MAKYNEN

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. 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 12th day of January,
2010.

Hal Logsdon
Rental Officer

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and **TERRENCE JONES AND MELANIE MAKYNEN**, Respondents.

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BETWEEN:

YELLOWKNIFE HOUSING AUTHORITY

Applicant/Landlord

-and-

TERRENCE JONES AND MELANIE MAKYNEN

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: January 6, 2010

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Joanne Koyina, representing the applicant

Date of Decision: January 6, 2010

REASONS FOR DECISION

The respondents were served with Notices of Attendance sent by registered mail and confirmed delivered. The respondents failed to appear at the hearing and the hearing was held in their absence.

The applicant alleged that the respondents had failed to pay the rent on the days it was due and sought an order requiring the respondents to pay future rent on time. The applicant stated that all of the current rent had been paid in full and withdrew their request for an order terminating the tenancy agreement. The applicant provided a statement of the rent account and a copy of the tenancy agreement in evidence.

The tenancy agreement obligates the respondents to pay the monthly rent on the first day of every month and the rent statement indicates that the rent has not always been paid on time.

I find the respondents in breach of their obligation to pay the rent on the days it is due. An order shall issue requiring the respondents to pay future rent on time.

Hal Logsdon
Rental Officer