

IN THE MATTER between **FORT SIMPSON HOUSING AUTHORITY**, Applicant,
and **GLORIA HARDISTY**, 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 **WRIGLEY, NT.**

BETWEEN:

FORT SIMPSON HOUSING AUTHORITY

Applicant/Landlord

- and -

GLORIA HARDISTY

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 sixteen thousand four hundred twenty six dollars (\$16,426.00). The rent arrears shall be paid in monthly installments of five hundred dollars (\$500.00) payable on the last day of every month until the rent arrears are paid in full. The first payment shall be due on March 31, 2010.

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 March, 2010.

Hal Logsdon
Rental Officer

IN THE MATTER between **FORT SIMPSON HOUSING AUTHORITY**, Applicant,
and **GLORIA HARDISTY**, 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.

BETWEEN:

FORT SIMPSON HOUSING AUTHORITY

Applicant/Landlord

-and-

GLORIA HARDISTY

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: February 25, 2010

Place of the Hearing: Yellowknife, NT via teleconference

Appearances at Hearing: Karen Douglas, representing the applicant
Gloria Hardisty, respondent

Date of Decision: February 25, 2010

REASONS FOR DECISION

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and sought an order requiring the respondent to pay the alleged rent arrears and terminating the tenancy agreement on March 15, 2010 unless the rent arrears were paid in full. The premises are subsidized public housing.

The applicant provided a statement of the rent account which indicated a balance of rent owing in the amount of \$16,426. The applicant stated that all rent assessments were calculated on the respondent's reported household income.

The respondent did not dispute the allegations and stated that she would not be able to pay the entire amount at once. She offered to pay the monthly rent plus an additional \$500/month until the rent arrears were paid in full. The applicant was willing to continue the tenancy agreement if the respondent paid the monthly rent plus an additional \$500.

I find the respondent in breach of her obligation to pay rent and find the rent arrears to be \$16,426. An order shall issue requiring the respondent to pay the monthly rent on time and to pay the rent arrears in monthly installments of \$500 due on the last day of each month until the rent arrears are paid in full. The first payment of arrears shall be due on March 31, 2010.

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 payment of any remaining amount and termination of the tenancy agreement.

Hal Logsdon
Rental Officer