

IN THE MATTER between **FORT PROVIDENCE HOUSING ASSOCIATION**,
Applicant, and **WILLIAM LANDRY AND JULIE LANDRY**, 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 **FORT PROVIDENCE, NT.**

BETWEEN:

FORT PROVIDENCE HOUSING ASSOCIATION

Applicant/Landlord

- and -

WILLIAM LANDRY AND JULIE LANDRY

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of three thousand eighty seven dollars and two cents (\$3087.02).

DATED at the City of Yellowknife, in the Northwest Territories this 18th day of March,
2010.

Hal Logsdon
Rental Officer

IN THE MATTER between **FORT PROVIDENCE HOUSING ASSOCIATION**,
Applicant, and **WILLIAM LANDRY AND JULIE LANDRY**, 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.

BETWEEN:

FORT PROVIDENCE HOUSING ASSOCIATION

Applicant/Landlord

-and-

WILLIAM LANDRY AND JULIE LANDRY

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: March 11, 2010

Place of the Hearing: Fort Providence, NT via teleconference

Appearances at Hearing: Alphonsine Gargan, representing the applicant

Date of Decision: March 11, 2010

REASONS FOR DECISION

The respondents were served with Notices of Attendance sent by registered mail and confirmed delivered. The respondents indicated that they would arrange for a representative to appear at the hearing but neither the respondents nor their representative appeared. The hearing was held in their absence.

The tenancy agreement between the parties was terminated on August 28, 2009 when the respondents vacated the premises. The applicant retained the security deposit (\$350) and accrued interest (\$44.88) applying it against rent arrears (\$3481.90) resulting in a balance owing of \$3087.02. The applicant sought an order requiring the respondents to pay that amount. The premises are subsidized public housing.

A copy of the tenant ledger was provided in evidence which indicated a balance of rent owing in the amount of \$3087.02.

The applicant stated that all of the rent assessed was based on the reported household income of the respondents. A letter from Ms Landry dated March 10, 2010 explained that the respondents were students and were unable to pay the rent arrears all at once.

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 \$3087.02. I have no information to enable me to determine a reasonable

payment plan for this debt. I leave it to the parties to consider payment terms with the understanding that the landlord may enforce this order as they see fit if mutually agreeable terms can not be reached or if agreed upon terms are breached.

An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$3087.02.

Hal Logsdon
Rental Officer