

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **DANNY HUDSON AND LAURA LOVE**, 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:

809656 ALBERTA LTD.

Applicant/Landlord

- and -

DANNY HUDSON AND LAURA LOVE

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 three thousand six hundred twenty nine dollars and ninety eight cents (\$3629.98) The respondents shall pay the rent arrears in monthly installments of four hundred seventy five dollars (\$475.00) 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 respondents shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 10th day of March, 2010.

Hal Logsdon
Rental Officer

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **DANNY HUDSON AND LAURA LOVE**, 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:

809656 ALBERTA LTD.

Applicant/Landlord

-and-

DANNY HUDSON AND LAURA LOVE

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: March 3, 2010

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Aleem Shivji, representing the applicant
Laura Love, respondent

Date of Decision: March 3, 2010

REASONS FOR DECISION

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent. The applicant stated that the parties had come to an agreement on how the rent arrears would be paid and sought an order reflecting that agreement.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$3629.98. The parties have agreed that the monthly rent plus an additional \$475 shall be paid each month until the rent arrears are paid in full. The respondent did not dispute the balance of rent alleged to be owing and agreed to the issuance of the order.

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 \$3629.98. An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of 3629.98. The respondents shall pay the arrears in monthly installments of \$475 payable on the last day of every month until the arrears are paid in full. The first payment shall be due on March 31, 2010. The respondents are also ordered to pay the monthly rent on time in the future.

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 amount and termination of the tenancy agreement.

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

Hal Logsdon
Rental Officer