

IN THE MATTER between **FORT SMITH HOUSING AUTHORITY**, Applicant, and  
**JULIE ABRAHAM AND CAROL ABRAHAM**, 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 SMITH, NT.**

BETWEEN:

**FORT SMITH HOUSING AUTHORITY**

Applicant/Landlord

- and -

**JULIE ABRAHAM AND CAROL ABRAHAM**

Respondents/Tenants

**ORDER**

IT IS HEREBY ORDERED:

1. The application is dismissed.

DATED at the City of Yellowknife, in the Northwest Territories this 1st day of April,  
2010.

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Hal Logsdon  
Rental Officer

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BETWEEN:

**FORT SMITH HOUSING AUTHORITY**

Applicant/Landlord

-and-

**JULIE ABRAHAM AND CAROL ABRAHAM**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** March 17, 2010

**Place of the Hearing:** Fort Smith, NT

**Appearances at Hearing:** Kevin Mageean, representing the applicant  
Kim Olsen, representing the applicant  
Julie Abraham, respondent  
Carol Abraham, respondent

**Date of Decision:** April 1, 2010

### **REASONS FOR DECISION**

The applicant alleged that the respondents breached the tenancy agreement by failing to pay rent and sought an order requiring the respondents to pay the alleged rent arrears. The premises are subsidized public housing.

The applicant stated that the tenancy commenced on January 26, 2009 and was terminated on June 30, 2009. The tenancy agreement, provided in evidence, was made for that term. The application was not filed until February 4, 2010 more than six months after the tenancy agreement was terminated.

Section 68(1) of the *Residential Tenancies Act* sets out a time limit for making an application.

**68.(1) An application by a landlord or a tenant to a rental officer must be made within six months after the breach of an obligation under this Act or the tenancy agreement or the situation referred to in the application arose.**

Although a rental officer may extend the time limit set out in section 68, it has been the practice of this tribunal to do so only when there are good reasons why the application was not made in a timely manner.

I find no reasons why this application could not have been made within the time limitation set out in section 68(1). Accordingly, the application is dismissed.

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Hal Logsdon  
Rental Officer