

IN THE MATTER between **TUKTOYAKTUK HOUSING ASSOCIATION**,
Applicant, and **BILLY EMAGHOK**, 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 **TUKTOYAKTUK, NT**.

BETWEEN:

TUKTOYAKTUK HOUSING ASSOCIATION

Applicant/Landlord

- and -

BILLY EMAGHOK

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 three thousand one hundred ninety nine dollars and fifty five cents (\$3199.55). The respondent shall pay the rent arrears in monthly payments of fifty dollars (\$50.00) payable on the last day of every month until the rent arrears are paid in full. The first payment shall be due on April 30, 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 20th day of April,
2010.

Hal Logsdon
Rental Officer

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BETWEEN:

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Applicant/Landlord

-and-

BILLY EMAGHOK

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: April 12, 2010

Place of the Hearing: Tuktoyaktuk, NT via teleconference

Appearances at Hearing: Lucille Pokiak, representing the applicant
Billy Emaghok, respondent

Date of Decision: April 12, 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. The premises are subsidized public housing.

The applicant provided a copy of the tenant rent ledger in evidence which indicated a balance of rent owing in the amount of \$3199.55.

The respondent did not dispute the allegations and stated that he would pay the monthly rent on time and would pay an additional \$50/month until the rent arrears were paid in full. The applicant agreed to continue the tenancy agreement provided those conditions were met.

I find the ledger in order and find the respondent in breach of his obligation to pay rent. I find the rent arrears to be \$3199.55.

An order shall issue requiring the respondent to pay the monthly rent on time and to pay the rent arrears of \$3199.55 in monthly payments of \$50, payable on the last day of every month until the rent arrears are paid in full. The first payment shall be due on April 30, 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 full payment of any

balance still owing and termination of the tenancy agreement.

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

Hal Logsdon
Rental Officer