

IN THE MATTER between **PAULATUK HOUSING ASSOCIATION**, Applicant, and
FRED THRASHER AND EILEEN THRASHER, 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 **PAULATUK, NT**.

BETWEEN:

PAULATUK HOUSING ASSOCIATION

Applicant/Landlord

- and -

FRED THRASHER AND EILEEN THRASHER

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. 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 9th day of April,
2010.

Hal Logsdon
Rental Officer

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FRED THRASHER AND EILEEN THRASHER, Respondents.

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BETWEEN:

PAULATUK HOUSING ASSOCIATION

Applicant/Landlord

-and-

FRED THRASHER AND EILEEN THRASHER

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: April 8, 2010

Place of the Hearing: Paulatuk, NT via teleconference

Appearances at Hearing: Keith Dowling, representing the applicant

Date of Decision: April 8, 2010

REASONS FOR DECISION

The respondents were served with *Notices of Attendance* sent by registered mail and confirmed delivered. The respondents failed to appear at the hearing and the hearing was held in their absence.

The applicant stated that since the application was filed, the respondents had paid the rent arrears in full. The applicant sought only an order requiring the respondents to pay future rent on time.

A copy of the tenant ledger was provided in evidence which indicated that a \$500 balance of rent arrears had previously been outstanding for many months.

The respondents are seniors and, as such, their incomes are not assessable. If the household income is composed solely of the respondents' income, the rent will be \$0. In fact, it has been \$0 since April, 2009. However if there should be income from other occupants, the rent will be based on the assessable portion of that income. While it may appear unnecessary to order the respondents to pay future rent on time if no rent is assessed, that situation could change in the future and the respondents would be obligated to pay the assessed rent on the first of the month.

An order shall issue requiring the respondents to pay future rent on time.

Hal Logsdon
Rental Officer