

IN THE MATTER between **FORT SIMPSON HOUSING AUTHORITY**, Applicant,
and **CLIFFORD ANTOINE**, 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 **FORT SIMPSON, NT**.

BETWEEN:

FORT SIMPSON HOUSING AUTHORITY

Applicant/Landlord

- and -

CLIFFORD ANTOINE

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of seven thousand two hundred forty two dollars and fifteen cents (\$7242.15).
2. Pursuant to sections 41(4)(c) and 83(2) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Unit #11 - 10109B - 99A Avenue, Fort Simpson, NT shall be terminated on July 15, 2010 and the respondent shall vacate the premises on that date, unless the rent arrears in the amount of seven thousand two hundred forty two dollars and fifteen cents (\$7242.15) are paid in full.

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3. 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 10th day of June, 2010.

Hal Logsdon
Rental Officer

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BETWEEN:

FORT SIMPSON HOUSING AUTHORITY

Applicant/Landlord

-and-

CLIFFORD ANTOINE

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: **June 10, 2010**

Place of the Hearing: **Fort Simpson, NT via teleconference**

Appearances at Hearing: **Karen Douglas, representing the applicant**

Date of Decision: **June 10, 2010**

REASONS FOR DECISION

The respondent was served with a Notice of Attendance sent by registered mail and confirmed delivered. The respondent failed to appear at the hearing and the hearing was held in his absence.

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 unless the rent arrears were paid in full on or before July 15, 2010. The premises are subsidized public housing.

The applicant provided a statement of the rent account which indicated a balance of rent owing in the amount of \$7242.15.

I find the statement in order and find the respondent in breach of his obligation to pay rent. I find the rent arrears to be \$7242.15. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the rent arrears are promptly paid.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$7242.15 and terminating the tenancy agreement on July 15, 2010 unless that amount is paid in full. Should the tenancy agreement continue, the respondent is also ordered to pay future rent on time.

Hal Logsdon
Rental Officer