

IN THE MATTER between **FORT SIMPSON HOUSING AUTHORITY**, Applicant,
and **LEAH ISAIAH**, Respondent;

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter
R-5 (the "Act") and amendments thereto;

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 -

LEAH ISAIAH

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 fourteen thousand three hundred seventy seven dollars and thirty four cents (\$14,377.34).

DATED at the City of Yellowknife, in the Northwest Territories this 29th day of October,
2010.

Hal Logsdon
Rental Officer

IN THE MATTER between **FORT SIMPSON HOUSING AUTHORITY**, Applicant,
and **LEAH ISAIAH**, 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.

BETWEEN:

FORT SIMPSON HOUSING AUTHORITY

Applicant/Landlord

-and-

LEAH ISAIAH

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: **October 26, 2010**

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

Appearances at Hearing: **Karen Douglas, representing the applicant**
 Leah Isaiah, respondent
 Mary Isaiah, witness for the respondent

Date of Decision: **October 26, 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 statement of the rent account in evidence which indicated a balance of rent owing in the amount of \$14,377.34. A previous order was issued (file#10-10477, filed on November 28, 2008) ordering the respondent to pay rent arrears of \$2427 in monthly installments and to pay the monthly rent on time. The statement indicates that those arrears have been paid in full but the monthly rent has not been paid in full or on time.

The respondent did not dispute the allegations and stated that she and her children would have no place to live if the tenancy agreement was terminated. The respondent's witness, her mother, stated that she was unable to provide accommodation for the respondent as her house was already overcrowded.

The applicant stated that she did not wish to terminate the tenancy agreement at this time and withdrew the request for an order terminating the tenancy agreement.

I find the statement in order and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$14,377.34.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$14,377.34.

Hal Logsdon
Rental Officer