

IN THE MATTER between **DELINE HOUSING ASSOCIATION**, Applicant, and **TINA WRIGLEY**, 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 **DELINE, NT**.

BETWEEN:

DELINE HOUSING ASSOCIATION

Applicant/Landlord

- and -

TINA WRIGLEY

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 84(3) and 41(4)(a) of the *Residential Tenancies Act*, the previous order (file #20-11000, filed on October 21, 2009) is rescinded and the respondent is ordered to pay the applicant rent arrears in the amount of twenty five thousand seven hundred forty eight dollars (\$25,748.00).
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 67, Deline, NT shall be terminated on November 30, 2010 and the respondent shall vacate the premises on that

date, unless the rent arrears in the amount of twenty five thousand seven hundred forty eight dollars (\$25,748.00) are paid in full.

DATED at the City of Yellowknife, in the Northwest Territories this 20th day of October, 2010.

Hal Logsdon
Rental Officer

IN THE MATTER between **DELINE HOUSING ASSOCIATION**, Applicant, and **TINA WRIGLEY**, 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:

DELINE HOUSING ASSOCIATION

Applicant/Landlord

-and-

TINA WRIGLEY

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: **October 14, 2010**

Place of the Hearing: **Deline, NT**

Appearances at Hearing: **Les Baton, representing the applicant**

Date of Decision: **October 14, 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 her absence.

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and had breached a previous order requiring the payment of rent arrears in monthly installments and the payment of the monthly rent on time. The applicant sought an order rescinding the previous order and requiring the respondent to pay the balance of the rent arrears and terminating the tenancy agreement unless the arrears were promptly paid. The premises are subsidized public housing.

A previous order (File #20-11000, filed on October 21, 2009) required the respondent to pay rent arrears of \$13,466 in monthly installments of \$1300 and to pay the monthly rent on time. A copy of the tenant rent ledger was provided by the applicant in evidence which indicated a balance of rent owing in the amount of \$25,748. The applicant stated that all of the rent had been adjusted to the respondent's household income.

I find the respondent in breach of her obligation to pay rent and in breach of the previous order. I find the rent arrears to be \$25,748. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the rent arrears are promptly paid.

An order shall issue rescinding the previous order and ordering the respondent to pay the rent arrears of \$25,748 and terminating the tenancy agreement on November 30, 2010 unless those arrears are paid in full.

Hal Logsdon
Rental Officer