

IN THE MATTER between **DELINE HOUSING ASSOCIATION**, Applicant, and
GARY (GEORGE) VITAL, 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 -

GARY (GEORGE) VITAL

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 84(2) and 41(4)(a) of the *Residential Tenancies Act*, the previous order (file # 20-11123, filed on December 2, 2009) is rescinded and the respondent is ordered to pay the applicant rent arrears in the amount of seven thousand one hundred eleven dollars and forty cents (\$7111.40).
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 #0077, 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 seven thousand one hundred eleven dollars

and forty cents (\$7111.40) are paid in full.

DATED at the City of Yellowknife, in the Northwest Territories this 26th day of October,
2010.

Hal Logsdon
Rental Officer

IN THE MATTER between **DELINE HOUSING ASSOCIATION**, Applicant, and
GARY (GEORGE) VITAL, 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-

GARY (GEORGE) VITAL

Respondent/Tenant

REASONS FOR DECISION

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

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

Appearances at Hearing: Leslie Baton, representing the applicant
Gary (George) Vital, respondent

Date of Decision: October 14, 2010

REASONS FOR DECISION

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and had breached a previous order issued by a rental officer. The applicant sought an order rescinding the previous order and requiring the respondent to pay the alleged rent arrears in full and terminating the tenancy agreement unless those arrears were promptly paid. The premises are subsidized public housing.

The applicant provided a copy of the rent ledger in evidence which indicated a balance of rent owing in the amount of \$7111.40. All of the rent has been adjusted based on the reported household income.

A previous order (file 20-11123, filed on December 2, 2009) required the respondent to pay rent arrears of \$6778.40 in monthly installments of no less than \$100 and to pay the monthly rent on time.

The respondent did not dispute the allegations.

I find the ledger in order and find the respondent in breach of his obligation to pay rent. It is also clear that the previous order has been breached. I find the rent arrears to be \$7111.40. 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 applicant rent arrears of \$7111.40. The tenancy agreement shall be terminated on November 30, 2010 unless those arrears are paid in full.

Hal Logsdon
Rental Officer