

IN THE MATTER between **DELINE HOUSING ASSOCIATION**, Applicant, and
ALESTINE MODESTE, 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 -

ALESTINE MODESTE

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 sixteen thousand two hundred eighty nine dollars (\$16,289.00).
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 #006, 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 sixteen thousand two hundred eighty nine dollars (\$16,289.00) 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
ALESTINE MODESTE, 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-

ALESTINE MODESTE

Respondent/Tenant

REASONS FOR DECISION

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

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

Appearances at Hearing: Nicole Tutcho, representing the applicant
Alestine Modeste, 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 sought an order requiring the respondent to pay the alleged rent arrears and terminating the tenancy agreement unless the rent 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 \$16,289. All of the rent has been adjusted based on the reported household income.

A previous order has been satisfied.

The respondent did not dispute the allegations.

I find the ledger in order and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$16,289. 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 of \$16,289. The tenancy agreement shall be terminated on November 30, 2010 unless those arrears are paid in full.

Hal Logsdon
Rental Officer