

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

BETTY MODESTE

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 41(4)(a) and 84(2) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of four thousand three hundred eighty seven dollars (\$4387.00) in monthly installments of no less than fifty dollars (\$50.00), payable on the last day of every month until the rent arrears are paid in full. The first payment shall be due on October 31, 2010.
2. 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 27th day of October,
2010.

Hal Logsdon
Rental Officer

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

BETTY 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**
 Betty 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 \$4387. All of the rent has been adjusted based on the reported household income.

The respondent did not dispute the allegations. She stated that she could pay the monthly rent plus an additional \$50 each month until the rent arrears were paid in full. The applicant was willing to continue the tenancy agreement according to those terms.

I find the respondent in breach of her obligation to pay rent and find rent arrears of \$4387. An order shall issue requiring the respondent to pay the arrears in monthly payments of no less than \$50, payable on the last day of every month until the rent arrears are paid in full and to pay the monthly rent on time. The first payment of arrears shall be due no later than October 31, 2010.

Should the respondent fail to pay the monthly rent on time or pay the rent arrears in accordance with this order, the applicant may file another application seeking the full payment of any balance

and termination of the tenancy agreement.

Hal Logsdon
Rental Officer