

IN THE MATTER between **NWT HOUSING CORPORATION**, Applicant, and
MILDRED LOCKHART, 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 **LUTSELK'E, NT.**

BETWEEN:

NWT HOUSING CORPORATION

Applicant/Landlord

- and -

MILDRED LOCKHART

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) and 83(2) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of nine thousand six hundred twenty three dollars (\$9623.00). The respondent shall pay the arrears in monthly payments of one hundred dollars (\$100.00) payable on the first day of every month, along with the rent until the rent arrears are paid in full. The first payment shall be due on October 1, 2011.
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 21st day of
September, 2011.

Hal Logsdon
Rental Officer

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MILDRED LOCKHART, 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:

NWT HOUSING CORPORATION

Applicant/Landlord

-and-

MILDRED LOCKHART

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: September 19, 2011

Place of the Hearing: Lutselk'e, NT via teleconference

Appearances at Hearing: Michael Keohane, representing the applicant

Date of Decision: September 19, 2011

REASONS FOR DECISION

The respondent was personally served with a Notice of Attendance but failed to appear at the hearing. The hearing was held in her absence.

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent. The applicant sought an order requiring the respondent to pay the alleged arrears and to pay future rent on time. The premises are subsidized public housing.

The applicant provided a statement of the rent account which indicated a balance of rent owing in the amount of \$9623. The applicant suggested that the respondent be ordered to pay the arrears in monthly installments of \$100.

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 \$9623.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$9623 in monthly installments of \$100, payable on the first day of every month, along with the rent, until the rent arrears are paid in full. The first payment shall be due on October 1, 2011. The respondent is also ordered to pay the monthly rent on time.

Should the respondent fail to pay the monthly rent on time or fail to pay the arrears in accordance

with this order, the applicant may file another application seeking the full amount of any balance and termination of the tenancy agreement.

Hal Logsdon
Rental Officer