

IN THE MATTER between **RONALD DOUGLAS TECSY**, Applicant, and
PATRICIA ILGOK AND PAUL ONGAHAK, Respondents;

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 **YELLOWKNIFE, NT.**

BETWEEN:

RONALD DOUGLAS TECSY

Applicant/Landlord

- and -

PATRICIA ILGOK AND PAUL ONGAHAK

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondents shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 20th day of
December, 2011.

Hal Logsdon
Rental Officer

IN THE MATTER between **RONALD DOUGLAS TECSY**, Applicant, and
PATRICIA ILGOK AND PAUL ONGAHAK, Respondents.

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:

RONALD DOUGLAS TECSY

Applicant/Landlord

-and-

PATRICIA ILGOK AND PAUL ONGAHAK

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: December 14, 2011

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Ronald Douglas Tecszy, applicant
Paul Ongahak, respondent

Date of Decision: December 14, 2011

REASONS FOR DECISION

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent on the days it was due. The applicant withdrew his request to terminate the tenancy agreement and sought an order requiring the respondents to pay future rent on time.

The applicant testified that the tenancy commenced in September, 2011. He stated that the rent for October, 2011 was paid on October 2nd and the rent for November, 2011 was paid on or about November 26th. The tenancy agreement between the parties, provided in evidence by the applicant, requires the rent to be paid in advance on the first day of every month.

The respondent did not dispute the allegations.

I find the respondents in breach of their obligation to pay rent on the days specified in the tenancy agreement. An order shall issue requiring the respondents to pay future rent on time.

Hal Logsdon
Rental Officer