

IN THE MATTER between **FORT SIMPSON HOUSING AUTHORITY**, Applicant,
and **LISA KRAUS AND THOMAS EDDA**, 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 **FORT SIMPSON, NT.**

BETWEEN:

FORT SIMPSON HOUSING AUTHORITY

Applicant/Landlord

- and -

LISA KRAUS AND THOMAS EDDA

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 41(4)(a) and 83(4) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of nine thousand six hundred fifty one dollars (9651.00). The respondents shall pay the arrears in monthly installments of no less than two hundred seventeen dollars (\$217.00), payable on the last day of every month until the rent arrears are paid in full. The first payment shall be due on January 31, 2012.
2. 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 25th day of January,
2012.

Hal Logsdon
Rental Officer

IN THE MATTER between **FORT SIMPSON HOUSING AUTHORITY**, Applicant,
and **LISA KRAUS AND THOMAS EDDA**, 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:

FORT SIMPSON HOUSING AUTHORITY

Applicant/Landlord

-and-

LISA KRAUS AND THOMAS EDDA

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: January 18, 2012

Place of the Hearing: Fort Simpson, NT

Appearances at Hearing: Karen Douglas, representing the applicant
Thomas Edda, respondent

Date of Decision: January 18, 2012

REASONS FOR DECISION

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent and sought an order requiring the respondents to pay the alleged rent arrears. The applicant stated that since the application was filed, the parties had come to an agreement as to how the rent arrears will be paid. The applicant withdrew their request to terminate the tenancy agreement and sought an order requiring the respondents to pay the rent arrears in accordance with their agreement and to pay future rent on time. The premises are subsidized public housing.

The applicant provided a statement of the rent account in evidence which indicated a balance of rent owing of \$9651. The applicant also provided the payment agreement between the parties in evidence.

I find the statement in order and find the respondents in breach of their obligation to pay rent. I find the rent arrears to be \$9651.

An order shall issue requiring the respondents to pay the applicant rent arrears of \$9651 in monthly installments of \$217, payable on the last day of every month until the rent arrears are paid in full. The first payment shall be due on January 31, 2012. The respondents are also ordered to pay the monthly rent on time.

Should the respondents fail to pay the monthly rent on time or fail to pay the rent 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