

IN THE MATTER between **NORMAN WELLS HOUSING AUTHORITY**, Applicant,
and **ANDREW DEWLING AND BELINDA GULLY**, 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 **NORMAN WELLS, NT.**

BETWEEN:

NORMAN WELLS HOUSING AUTHORITY

Applicant/Landlord

- and -

ANDREW DEWLING AND BELINDA GULLY

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 41(4)(a) and 83(2) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of three thousand nine hundred sixty two dollars and ninety seven cents (\$3962.97). The respondents shall pay the rent arrears in monthly installments of fifty dollars (\$50.00), payable on the 20th day of every month until the rent arrears are paid in full. The first payment shall be due on April 20, 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 28th day of March,
2012.

Hal Logsdon
Rental Officer

IN THE MATTER between **NORMAN WELLS HOUSING AUTHORITY**, Applicant,
and **ANDREW DEWLING AND BELINDA GULLY**, 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:

NORMAN WELLS HOUSING AUTHORITY

Applicant/Landlord

-and-

ANDREW DEWLING AND BELINDA GULLY

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: March 20, 2012

Place of the Hearing: Yellowknife, NT via teleconference

Appearances at Hearing: Chris Greek, representing the applicant
Shelly Empey, representing the applicant
Andrew Dewling, respondent

Date of Decision: March 20, 2012

REASONS FOR DECISION

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent. The applicant stated that the parties had come to an agreement concerning the repayment of the arrears and withdrew their request to terminate the tenancy agreement in favour of an order requiring the respondents to pay the rent arrears in accordance with the agreement and to pay the monthly rent on time in the future. The premises are subsidized public housing.

The applicant provided a statement of the rent account in evidence which indicated a balance of rent owing in the amount of \$3962.97. All of the rent has been adjusted to the household income.

The respondent did not dispute the allegations and stated that he agreed with the repayment plan.

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 \$3962.97.

An order shall issue requiring the respondents to pay the applicant rent arrear of \$3962.97 in monthly installments of \$50 payable on the 20th of every month until the rent arrears are paid in full. The first payment shall be due on April 20, 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 arrears in

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

Hal Logsdon
Rental Officer