

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,  
and **MARIA MANTLA AND DARCEY CAUSA**, 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:

**YELLOWKNIFE HOUSING AUTHORITY**

Applicant/Landlord

- and -

**MARIA MANTLA AND DARCEY CAUSA**

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 four thousand six hundred twenty nine dollars (\$4629.00). The rent arrears shall be paid in monthly installments of one hundred fifty dollars (\$150.00) payable on the last day of every month until the rent arrears are paid in full. The first payment shall be due on September 30, 2012.
2. Pursuant to section 45(4)(a) of the *Residential Tenancies Act*, the respondents shall comply with their obligation to report the household income in accordance with the tenancy agreement.

3. 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 7th day of  
September, 2012.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,  
and **MARIA MANTLA AND DARCEY CAUSA**, 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:

**YELLOWKNIFE HOUSING AUTHORITY**

Applicant/Landlord

-and-

**MARIA MANTLA AND DARCEY CAUSA**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** September 5, 2012

**Place of the Hearing:** Yellowknife, NT

**Appearances at Hearing:** Ella Newhook, representing the applicant  
Maria Mantla, respondent  
Darcey Causa, respondent

**Date of Decision:** September 5, 2012

**REASONS FOR DECISION**

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent and by failing to report their household income in accordance with the tenancy agreement.

The premises are subsidized public housing. The tenancy agreement was terminated by the landlord's notice but the applicant stated that they had entered into another tenancy agreement after the parties agreed on a repayment plan for the rent arrears. The applicant withdrew their request for an eviction order in favour of an order requiring the respondents to pay the rent arrears in accordance with their repayment agreement, to pay future rent on time and to report the household income in accordance with the tenancy agreement.

The applicant provided a statement of the rent account in evidence which indicated a balance of rent owing in the amount of \$4629. The applicant stated that the parties had agreed that the rent arrears would be paid in monthly installments of \$150 and the monthly rent paid on time.

The respondents did not dispute the allegations.

I find the statement in order and find the rent arrears to be \$4629. I find that the respondents have not always reported the household income in a timely manner in accordance with the tenancy agreement.

An order shall issue requiring the respondents to pay rent arrears of \$4629 in monthly

installments of \$150, due on the last day of every month, until the rent arrears are paid in full.

The first installment will be due on September 30, 2012. The respondents are also ordered to pay the monthly rent on time and to report the household income in accordance with the tenancy agreement.

Should the respondents fail to report the household income, 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 outstanding balance and termination of the tenancy agreement.

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Hal Logsdon  
Rental Officer