

IN THE MATTER between **TREVOR TROAKE AND MARINA TROAKE**,
Applicants, and **ROSIE BROWNING AND ALEX WELLIN**, 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 **HAY RIVER, NT**.

BETWEEN:

TREVOR TROAKE AND MARINA TROAKE

Applicants/Landlords

- and -

ROSIE BROWNING AND ALEX WELLIN

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 applicants rent arrears in the amount of two thousand dollars (\$2000.00). The rent arrears and the rent for January, 2013 shall be paid in accordance with the following schedule:
 - a) Five hundred dollars (\$500.00) to be paid on January 11, 2013.
 - b) Two thousand dollars (\$2000.00) to be paid on January 21, 2013.
 - c) Five hundred dollars (\$500.00) to be paid on January 25, 2013.
 - d) Five hundred dollars (\$500.00) to be paid on February 6, 2013.
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondents shall pay

all future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 10th day of January,
2013.

Hal Logsdon
Rental Officer

IN THE MATTER between **TREVOR TROAKE AND MARINA TROAKE**,
Applicants, and **ROSIE BROWNING AND ALEX WELLIN**, 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:

TREVOR TROAKE AND MARINA TROAKE

Applicants/Landlords

-and-

ROSIE BROWNING AND ALEX WELLIN

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: January 10, 2013

Place of the Hearing: Yellowknife, NT via teleconference

Appearances at Hearing: Marina Troake, applicant
Rosie Browning, respondent

Date of Decision: January 10, 2013

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 and terminating the tenancy agreement and evicting the respondents.

The applicant testified that the respondents currently owed \$2000 consisting of \$500 from November, 2012 and \$1500 from December, 2012. The tenancy agreement between the parties requires the monthly rent to be paid on the 21st day of every month and the monthly rent is \$1500.

The respondent did not dispute the allegations and offered to pay the rent arrears and the January, 2013 rent as follows:

- a) \$500.00 to be paid on January 11, 2013.
- b) \$2000.00 to be paid on January 21, 2013.
- c) \$500.00 to be paid on January 25, 2013.
- d) \$500.00 to be paid on February 6, 2013.

The applicant agreed to the proposed payment schedule.

I find the respondents in breach of their obligation to pay rent and find rent arrears of \$2000. An order shall issue requiring the respondents to pay the rent arrears and the January, 2013 rent in

accordance with the agreed upon schedule and to pay all future rent on time.

Should the respondents fail to pay the rent arrears and January, 2013 rent in accordance with the order, the applicants may file another application seeking any remaining balance to be paid in full and termination of the tenancy agreement.

Hal Logsdon
Rental Officer