

IN THE MATTER between **TUKTOYAKTUK HOUSING ASSOCIATION**,
Applicant, and **SIMON ADAM**, Respondent;

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 **TUKTOYAKTUK, NT**.

BETWEEN:

TUKTOYAKTUK HOUSING ASSOCIATION

Applicant/Landlord

- and -

SIMON ADAM

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 41(4)(a) and 83(2) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of seven thousand nine hundred six dollars and twenty five cents (\$7906.25) in monthly installments of fifty dollars (\$50.00) payable on the last day every month until the rent arrears are paid in full. The first payment shall be due on July 31, 2013.
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 30th day of July,
2013.

Hal Logsdon
Rental Officer

IN THE MATTER between **TUKTOYAKTUK HOUSING ASSOCIATION**,
Applicant, and **SIMON ADAM**, Respondent.

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:

TUKTOYAKTUK HOUSING ASSOCIATION

Applicant/Landlord

-and-

SIMON ADAM

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	July 18, 2013
<u>Place of the Hearing:</u>	Tuktoyaktuk, NT via teleconference
<u>Appearances at Hearing:</u>	Lucille Pokiak, representing the applicant Simon Adam, respondent
<u>Date of Decision:</u>	July 18, 2013

REASONS FOR DECISION

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and sought an order requiring the respondent to pay the alleged rent arrears and to pay the monthly rent on time in the future. The premises are subsidized public housing.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$7906.25.

The respondent did not dispute the amount owing and stated that he could pay the rent arrears in monthly installments of \$50 as well as the monthly assessed rent. The applicant agreed with the proposal.

I find the respondent in breach of his obligation to pay rent and find rent arrears of \$7906.25. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$7906.25 in monthly installments of \$50, payable on the last day of every month until the rent arrears are paid in full. The first payment shall be due on July 31, 2013. The respondent is also ordered to pay the monthly rent on time.

Should the respondent fail to pay the rent arrears as ordered or fail to pay the monthly rent on time, the applicant may file another application seeking the lump sum payment of any remaining balance and termination of the tenancy agreement.

Hal Logsdon
Rental Officer