

IN THE MATTER between **Satdeo Inc.**, Applicant, and **Richard Winter**, 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, **Adelle Guigon**, Deputy Rental Officer, regarding a rental premises located within the **Town of Hay River in the Northwest Territories**.

BETWEEN:

**SATDEO INC.**

Applicant/Landlord

- and -

**RICHARD WINTER**

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 to the Applicant rental arrears in the amount of \$3,400 (three thousand four hundred dollars) by making bi-weekly installments of \$500 (five hundred dollars) each commencing August 20, 2013.
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the Respondent shall pay his rent on time in the future.

DATED at the City of Yellowknife in the Northwest Territories this 19th day of August 2014.

---

Adelle Guigon  
Deputy Rental Officer

IN THE MATTER between **Satdeo Inc.**, Applicant, and **Richard Winter**, 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 **Adelle Guigon**, Deputy Rental Officer,

BETWEEN:

**SATDEO INC.**

Applicant/Landlord

-and-

**RICHARD WINTER**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** August 16, 2013

**Place of the Hearing:** Hay River, Northwest Territories, via Teleconference

**Appearances at Hearing:** Olly Das, representing the Applicant  
Richard Winter, the Respondent

**Date of Decision:** August 16, 2013

## **REASONS FOR DECISION**

### **Application**

This Application to a Rental Officer was received and filed by the Rental Office on June 13, 2013. The filed application package was served by the Applicant on the Respondent in person on July 14, 2013. The delay in service is a result of a postal service mis-communication, therefore the time for service was extended pursuant to section 71(8) of the *Residential Tenancies Act* (the Act).

In the application the Applicant indicated they were seeking termination of the tenancy for repeatedly late payment of rent and late payment fees pursuant to section 41(4)(c) of the Act.

The following evidence was included in the application package:

Exhibit 1: Final Notice dated June 3, 2013, regarding outstanding rent for May 2013

Exhibit 2: Notice dated June 4, 2013, regarding outstanding rent for June 2013

### **Hearing**

A hearing was scheduled for August 16, 2013, of which the Applicant and Respondent were served notice by registered mail sent July 31, 2013. Both parties appeared at hearing.

### **Submissions**

At hearing, the Applicant and Respondent made a joint submission indicating they had met the previous day and negotiated a payment plan to satisfy the payment of the outstanding rental arrears.

The Applicant confirmed that the outstanding rent currently sat at \$3,400, reflecting the rent for May through August less a payment made by the Respondent on July 15<sup>th</sup> of \$600. The negotiated agreement consisted of payment of the rental arrears in the amount of \$500 bi-weekly with the next payment expected August 20<sup>th</sup>. The Respondent concurred.

### **Determinations**

In light of the joint submission and agreed upon statements made by the parties regarding the negotiated payment plan, I find the Respondent has rental arrears in the amount of \$3,400.

Order

An order will issue in support of the negotiated agreement between the parties that the Respondent shall pay to the Applicant rental arrears in the amount of \$3,400 in bi-weekly installments of \$500 commencing August 20, 2013, and that the Respondent shall pay his future rent on time.

---

Adelle Guigon  
Deputy Rental Officer