

IN THE MATTER between **TUKTOYAKTUK HOUSING ASSOCIATION**,
Applicant, and **BARBARA PANAKTALOK**, 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 -

BARBARA PANAKTALOK

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 twenty four thousand eight hundred nineteen dollars and thirteen cents (\$24,819.13) in monthly installments of one hundred dollars (\$100.00) 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 1st day of August,
2013.

Hal Logsdon
Rental Officer

IN THE MATTER between **TUKTOYAKTUK HOUSING ASSOCIATION**,
Applicant, and **BARBARA PANAKTALOK**, 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-

BARBARA PANAKTALOK

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 Barbara Panaktalok, respondent
<u>Date of Decision:</u>	July 18, 2013

REASONS FOR DECISION

The application was filed naming Joe Panaktalok and Barbara Panaktalok as joint respondents. The tenancy agreement between the parties is made in the same form. The applicant requested that the style of cause of the application be amended to name Barbara Panaktalok as sole respondent as Joe Panaktalok was now deceased. I shall amend the style of cause as requested.

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 \$24,819.13.

The respondent did not dispute the allegations and stated that she could pay the rent every month plus an additional \$100 until the rent arrears were paid. The applicant accepted the payment plan.

I find the respondent in breach of her obligation to pay rent and find rent arrears of \$24,819.13.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$24,819.13 in monthly installments of \$100, 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. The respondent was advised of this decision at the

hearing.

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