

IN THE MATTER between **TUKTOYAKTUK HOUSING ASSOCIATION**,  
Applicant, and **BENNET FELIX AND DIANE KOWANA**, 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 **TUKTOYAKTUK, NT**.

BETWEEN:

**TUKTOYAKTUK HOUSING ASSOCIATION**

Applicant/Landlord

- and -

**BENNET FELIX AND DIANE KOWANA**

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 nine thousand nine hundred thirty one dollars and fifty nine cents (\$9931.59) 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 August 31, 2013.
2. 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 1st day of August,  
2013.

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Hal Logsdon  
Rental Officer

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R-5 (the "Act");

AND IN THE MATTER of a Hearing before **Hal Logsdon**, Rental Officer.

BETWEEN:

**TUKTOYAKTUK HOUSING ASSOCIATION**

Applicant/Landlord

-and-

**BENNET FELIX AND DIANE KOWANA**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** July 18, 2013

**Place of the Hearing:** Tuktoyaktuk, NT via teleconference

**Appearances at Hearing:** Lucille Pokiak, representing the applicant

**Date of Decision:** July 18, 2013

**REASONS FOR DECISION**

The respondents were sent Notices of Attendance by registered mail which were confirmed delivered. The respondents failed to appear at the hearing and the hearing was held in their absence.

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 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 \$9931.59.

The applicant suggested that the arrears be paid in monthly installments of \$50 in addition to the monthly rent.

I find the respondents in breach of their obligation to pay rent and find rent arrears of \$9931.59.

An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$9931.59 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 August 31, 2013. The respondents are also ordered to pay the monthly rent on time.

Should the respondents 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.

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Hal Logsdon  
Rental Officer