

IN THE MATTER between **TUKTOYAKTUK HOUSING ASSOCIATION**,
Applicant, and **TOMMY ELIAS JR. AND HESTER COCKNEY**, 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 -

TOMMY ELIAS JR. AND HESTER COCKNEY

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 eight thousand eighty three dollars and fifty six cents (\$8083.56) 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 respondents 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 **TOMMY ELIAS JR. AND HESTER COCKNEY**, Respondents.

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter
R-5 (the "Act");

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BETWEEN:

TUKTOYAKTUK HOUSING ASSOCIATION

Applicant/Landlord

-and-

TOMMY ELIAS JR. AND HESTER COCKNEY

Respondents/Tenants

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 Tommy Elias Jr., respondent Hester Cockney, respondent
<u>Date of Decision:</u>	July 18, 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 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 \$8083.56.

The respondents did not dispute the allegations and stated that they could pay the rent each month plus an additional \$50 until the arrears were paid in full. The applicant agreed to the proposed payment plan.

I find the respondents in breach of their obligation to pay rent and find rent arrears of \$8083.56. An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$8083.56 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 respondents are also ordered to pay the monthly rent on time. The respondents were advised of this order at the hearing.

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.

Hal Logsdon
Rental Officer