

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and
DARLENE WIECHOLD, 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 **YELLOWKNIFE, NT**.

BETWEEN:

NPR LIMITED PARTNERSHIP

Applicant/Landlord

- and -

DARLENE WIECHOLD

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 and penalties for late rent in the amount of five thousand seven hundred seventy nine dollars and seventeen cents (\$5779.17). The respondent shall pay the rent arrears in monthly installments of five hundred dollars (\$500.00), payable on the fifteenth day of every month until the rent arrears are paid in full. The first payment shall be due on November 15, 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 14th day of
November, 2013.

Hal Logsdon
Rental Officer

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and
DARLENE WIECHOLD, 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:

NPR LIMITED PARTNERSHIP

Applicant/Landlord

-and-

DARLENE WIECHOLD

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: **October 17, 2013**

Place of the Hearing: **Yellowknife, NT**

Appearances at Hearing: **Jennifer Bruce, representing the applicant**
 Connie Diener, representing the applicant
 Darlene Wiechold, respondent
 Randy Leisk, representing the respondent

Date of Decision: **October 17, 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 terminating the tenancy agreement and evicting the respondent.

The applicant provided a statement of the rent account in evidence which indicated a balance of rent and penalties for late rent in the amount of \$5779.17. The monthly rent for the premises is \$1820 and the applicant holds a security deposit of \$1820.

The respondent did not dispute the allegations. She noted several issues related to her employment with the landlord which in my opinion are not within my jurisdiction as a rental officer. The respondent stated that she could pay the monthly rent plus an additional \$500 each month until the rent arrears were paid in full. The applicant stated that she would prefer to have the monthly rent plus \$1000 each month.

I find the statement in order and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$5779.17. In my opinion monthly payments of \$500 plus the rent are reasonable.

An order shall issue requiring the respondent to pay the monthly rent on time and to pay the rent arrears of \$5779.17 in monthly payments of \$500 on the fifteenth day of every month until the

rent arrears are paid in full. The first payment shall be due on November 15, 2013.

Should the respondent fail to pay the monthly rent on time or fail to pay the rent arrears in accordance with this order, the applicant may file another application seeking the full payment of any outstanding balance and termination of the tenancy agreement.

Hal Logsdon
Rental Officer