

IN THE MATTER between **Behchoko Ko Gha Kaodee**, Applicant, and **John P. Mantla**, 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, **Adelle Guigon**, Deputy Rental Officer, regarding a rental premises within **the community of Behchoko in the Northwest Territories**.

BETWEEN:

BEHCHOKO KO GHA KAODEE

Applicant/Landlord

- and -

JOHN P. MANTLA

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 41(4)(a) and 84(2) of the *Residential Tenancies Act*, the respondent must pay to the applicant rental arrears in the amount of \$1,370.00 (one thousand three hundred seventy dollars) in minimum monthly installments of \$25.00 (twenty-five dollars) starting in August 2014 and each month thereafter until the rental arrears are paid in full.
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent must pay his rent on time in the future.

DATED at the City of Yellowknife in the Northwest Territories this 24th day of July 2014.

Adelle Guigon
Deputy Rental Officer

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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:

BEHCHOKO KO GHA KAODEE

Applicant/Landlord

-and-

JOHN P. MANTLA

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: **July 4, 2014**

Place of the Hearing: **Behchoko, Northwest Territories**

Appearances at Hearing: **Bonnie Leonardis, representing the applicant
John P. Mantla, respondent**

Date of Decision: **July 4, 2014**

REASONS FOR DECISION

An application to a rental officer made by Behchoko Ko Gha Kaodee as the applicant/landlord against John P. Mantla as the respondent/tenant was filed by the Rental Office June 5, 2014. The application was made regarding a subsidized public housing residential tenancy agreement for the rental premises known as Unit #363 in Behchoko, Northwest Territories. The applicant personally served a copy of the filed application on the respondent June 6, 2014.

The applicant originally alleged in the application the tenant had accumulated rental arrears, had failed to vacate the rental premises in accordance with a rental officer order, and had accumulated overholding tenancy rental arrears. Evidence submitted is listed in Appendix A attached to this order.

A hearing was scheduled for July 4, 2014. Ms. Bonnie Leonardis appeared representing the applicant. Mr. John P. Mantla appeared as respondent.

Ms. Leonardis amended the application by requesting only an order for payment of rental arrears in the amount of \$1,370. Since filing of the application Mr. Mantla has satisfied the requirements of rental officer order #10-13804 and his monthly rent for March to July 2014 has been re-assessed to apply eligible subsidies under the subsidized public housing agreement. Ms. Leonardis indicated the applicant would be satisfied with an order for payment of rental arrears and that future rent be paid on time.

Mr. Mantla did not dispute the amended amount of rental arrears of \$1,370 and offered to enter into a payment plan of \$25 per month towards paying down the rental arrears. Ms. Leonardis was agreeable to the incorporation of a payment plan into the order for payment of the rental arrears.

An order will issue requiring Mr. John P. Mantla to pay rental arrears in the amount of \$1,370 in minimum monthly installments of \$25 per month starting August 2014 and each month thereafter until the rental arrears are paid in full, and requiring Mr. Mantla to pay his rent on time in the future.

Adelle Guigon
Deputy Rental Officer

APPENDIX A

Exhibits

Exhibit 1: Ledger summary since December 3, 2013

Exhibit 2: Lease ledger for November 1, 2013, to May 1, 2014

Exhibit 3: Rental officer order number 10-13804 filed March 25, 2014

Exhibit 4: Residential tenancy agreement fixed term lease dated November 1, 2012

Exhibit 5: Lease balance statement for November 1, 2012, to July 2, 2014