

IN THE MATTER between **NWT HOUSING CORPORATION**, Applicant, and
THERESE MANTLA, Respondent;

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

AND IN THE MATTER of a Hearing before, **HAL LOGSDON**, Rental Officer,
regarding the rental premises at **GAMETI, NT**.

BETWEEN:

NWT HOUSING CORPORATION

Applicant/Landlord

- and -

THERESE MANTLA

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 two thousand two hundred eighteen dollars (\$2218.00). The rent arrears shall be paid in monthly installments of two hundred dollars (\$200.00) payable on the last day of every month until the rent arrears are paid in full. The first payment shall be due on October 31, 2014.
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent shall pay future rent on time.
3. Pursuant to section 45(4)(b) of the *Residential Tenancies Act*, the respondent shall not

breach her obligation to report the household income again.

DATED at the City of Yellowknife, in the Northwest Territories this 16th day of October,
2014.

Hal Logsdon
Rental Officer

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THERESE MANTLA, 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:

NWT HOUSING CORPORATION

Applicant/Landlord

-and-

THERESE MANTLA

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: September 26, 2014

Place of the Hearing: Yellowknife, NT via teleconference

Appearances at Hearing: Gerry Cheezie, representing the applicant

Date of Decision: September 26, 2014

REASONS FOR DECISION

The application uses an abbreviation for the name of the applicant. The applicant requested that the full name of the applicant be used in the order. The style of cause of the order has been amended accordingly.

The respondent was served with a Notice of Attendance sent by registered mail and confirmed delivered. The respondent failed to appear at the hearing and the hearing was held in her absence.

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and by failing to report the household income in accordance with the tenancy agreement. The applicant sought an order requiring the respondent to pay the monthly rent and report the household income on time and to pay the alleged rent arrears in installments of \$200/month until the arrears were paid in full. The premises are subsidized public housing.

The applicant provided a statement of the rent account which indicated a balance of rent owing as at August 27, 2014 of \$2218. The applicant testified that no rent payments had been made since that date. The applicant stated that all of the assessed rent had been adjusted to the respondent's household income but noted the numerous adjustments on the statement where the full unsubsidized rent had been applied and subsequently adjusted when the respondent reported the household income.

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 \$2218. An order shall issue requiring the respondent to pay the rent arrears to the applicant in monthly installments of \$200 payable on the last day of every month until the rent arrears are paid in full. The first payment shall be due on October 31, 2014. The respondent shall also be ordered to pay the monthly rent on time and to not breach her obligation to report the household income in accordance with the tenancy agreement again.

Should the respondent fail to pay the monthly rent on time or fail to make the ordered payments of arrears, the applicant may file another application seeking the full payment of any remaining balance and termination of the tenancy agreement.

Hal Logsdon
Rental Officer