

IN THE MATTER between **NWT HOUSING CORPORATION**, Applicant, and  
**ROXANNE 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 -

**ROXANNE 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 twenty three thousand three hundred fifty one dollars (\$23,351) in monthly installments of four hundred dollars (\$400.00) 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.

DATED at the City of Yellowknife, in the Northwest Territories this 28th day of October,  
2014.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **NWT HOUSING CORPORATION**, Applicant, and  
**ROXANNE 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-

**ROXANNE 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:** October 3, 2014

**REASONS FOR DECISION**

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. The applicant sought an order requiring the respondent to pay the rent arrears in monthly installments of \$400 and to pay the monthly rent on time. The premises are subsidized public housing.

The applicant provided a statement of the rent account which indicated a balance of rent owing as at September 10, 2014 of \$23,551. The applicant stated that a payment of \$200 had been made on September 22, 2014 reducing the balance owing to \$23,351. The applicant stated that all the assessed rent had been calculated on the reported household income. A previous order (file #10-10940, filed on September 2, 2009) has been satisfied.

I find the rent statement in order and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$23,351.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$23,351 in monthly payments of \$400 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 is also ordered to pay

the monthly rent on time.

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

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Hal Logsdon  
Rental Officer