

IN THE MATTER between **HAY RIVER HOUSING AUTHORITY**, Applicant, and  
**ALLAN VOJACEK**, 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 **HAY RIVER, NT.**

BETWEEN:

**HAY RIVER HOUSING AUTHORITY**

Applicant/Landlord

- and -

**ALLAN VOJACEK**

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 four hundred ten dollars (\$410.00) in monthly installments of fifty dollars (\$50.00), payable on the last day of every month until the rent arrears are paid in full. The first payment of rent arrears shall be due on January 31, 2015.
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent shall pay the monthly rent on time in the future.

DATED at the City of Yellowknife, in the Northwest Territories this 6th day of January,  
2015.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **HAY RIVER HOUSING AUTHORITY**, Applicant, and  
**ALLAN VOJACEK**, 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:

**HAY RIVER HOUSING AUTHORITY**

Applicant/Landlord

-and-

**ALLAN VOJACEK**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** December 10, 2014

**Place of the Hearing:** Hay River, NT

**Appearances at Hearing:** Adam Swanson, representing the applicant  
Allan Vojacek, respondent

**Date of Decision:** December 10, 2014

**REASONS FOR DECISION**

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 alleged rent arrears and terminating the tenancy agreement and evicting the respondent unless the rent arrears are paid. The premises are subsidized public housing.

The applicant provided a statement of the rent account in evidence which indicated a balance of rent owing in the amount of \$410. The statement indicates that no rent has been paid since July, 2014.

The respondent did not dispute the allegations and stated that he expected to have some income after Christmas. He stated that he could now pay the rent plus an addition \$50/month. The applicant agreed to continue the tenancy provided the proposed payment plan was not breached in the future.

I find the respondent in breach of his obligation to pay rent. I find the rent arrears to be \$410.

An order shall issue requiring the respondent to pay the monthly rent on time and to pay an additional \$50/month, no later than the last day of every month, to be applied against the rent arrears until they are paid in full. The first payment of arrears shall be due on January 31, 2015.

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 balance and termination of the tenancy agreement.

This decision was made known to the parties at the conclusion of the hearing.

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Hal Logsdon  
Rental Officer