

IN THE MATTER between **TULITA HOUSING ASSOCIATION**, Applicant, and
MARYANN CLEMENT, 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 **TULITA, NT**.

BETWEEN:

TULITA HOUSING ASSOCIATION

Applicant/Landlord

- and -

MARYANN CLEMENT

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 fifteen thousand and one dollars (\$15,001.00) to be paid in monthly installments of four hundred forty five dollars (\$445.00) payable on the last day of every month until the rent arrears are paid in full. The first payment shall be due on February 28, 2015.
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 26th day of
February, 2015.

Hal Logsdon
Rental Officer

IN THE MATTER between **TULITA HOUSING ASSOCIATION**, Applicant, and
MARYANN CLEMENT, 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:

TULITA HOUSING ASSOCIATION

Applicant/Landlord

-and-

MARYANN CLEMENT

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: February 18, 2015

Place of the Hearing: Tulita, NT

Appearances at Hearing: Helen Squirrel, representing the applicant

Date of Decision: February 18, 2015

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 and sought an order requiring the respondent to pay the alleged rent arrears and terminating the tenancy agreement. The premises are subsidized public housing.

The applicant provided a copy of the tenant rent ledger in evidence which indicated a balance of rent owing in the amount of \$15,001. The applicant stated that all of the assessed rent had been calculated on the reported household income of the respondent.

The applicant stated that a previous arrangement had been made with the respondent to pay the monthly rent plus an additional \$445 each month until the rent arrears were paid. She stated that they would be willing to continue the tenancy if the respondent continued to pay the rent arrears in this manner and to pay the monthly rent on time.

I find the ledger in order and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$15,001.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$15,001 in

monthly payments of \$445, payable on the last day of every month until the rent arrears are paid in full. The first payment shall be due on February 28, 2015. 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 make the ordered payments of arrears, the applicant may file another application seeking the full payment of any balance owing and termination of the tenancy agreement.

Hal Logsdon
Rental Officer