

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 amendments thereto;

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 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 21st day of May,
2015.

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: May 6, 2015

Place of the Hearing: Yellowknife, NT via teleconference

Appearances at Hearing: Adam Swanson, representing the applicant
Allan Vojacek, respondent
Pravina Bartlett, witness for the respondent

Date of Decision: May 12, 2015

REASONS FOR DECISION

This application was filed on March 17, 2015 and personally served on the respondent on March 26, 2015. The applicant alleged that the respondent had breached a previous order (file #10-14408, filed on January 6, 2015) by failing to pay the rent arrears in ordered monthly payments and to pay the monthly rent on time. The applicant sought an order rescinding the previous order, ordering the payment of the rent arrears in lump sum and terminating the tenancy agreement and evicting the respondent. The premises are subsidized public housing.

The hearing was held on May 6, 2015. The applicant provided a statement of the rent account in evidence which indicated a balance of rent owing in the amount of \$2275. The statement indicated that only one payment of rent had been received since the previous order was issued, putting the respondent in breach of that order. The respondent did not dispute the allegations.

The applicant outlined that efforts were underway to assist the respondent to clear the arrears and to provide ongoing financial assistance to enable him to pay the rent in the future and the respondent's witness outlined the efforts being made in detail. The applicant stated that they did not wish to evict the respondent if these efforts were successful. Since it appeared that the financial assistance arranged would soon be paid to the applicant, the applicant asked that the issuance of any order be temporarily stayed and that only an order to pay future rent be issued on the landlord's notice that the arrears had been satisfied. The respondent consented.

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On May 12, 2015 the applicant notified me that the previous order for rent arrears had been satisfied and withdrew their request for payment, termination and eviction in favour of an order to pay future rent on time. That order will now issue.

Hal Logsdon
Rental Officer