

IN THE MATTER between **DELINE HOUSING ASSOCIATION**, Applicant, and
RACHEL MENACHO, 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 **DELINE, NT**.

BETWEEN:

DELINE HOUSING ASSOCIATION

Applicant/Landlord

- and -

RACHEL MENACHO

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 of six hundred twenty five dollars (\$625.00) in accordance with the following schedule:

May 31, 2015	\$104.17
June 30, 2015	\$104.17
July 31, 2015	\$104.17
August 31, 2015	\$104.17
September 30, 2015	\$104.17
October 31, 2015	\$104.15

2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent shall pay the monthly rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 13th day of May,
2015.

Hal Logsdon
Rental Officer

IN THE MATTER between **DELINE HOUSING ASSOCIATION**, Applicant, and
RACHEL MENACHO, 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:

DELINE HOUSING ASSOCIATION

Applicant/Landlord

-and-

RACHEL MENACHO

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: April 30, 2015

Place of the Hearing: Deline, NT via teleconference

Appearances at Hearing: Phebie Kenny, representing the applicant
Rachel Menacho, respondent

Date of Decision: April 30, 2015

REASONS FOR DECISION

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and sought an order requiring the payment of the alleged rent arrears and termination of the tenancy agreement and eviction of the respondent. The premises are subsidized public housing.

The applicant provided a statement of the rent account which indicated a balance of rent owing as at March 13, 2015 of \$925. The applicant stated that the respondent had made a payment of \$300 on April 29, 2015 bringing the balance owing to \$625. The applicant sought relief in that amount.

The respondent did not dispute the allegations and asked if she would be able to pay the rent arrears over a period of six months. The applicant agreed to withdraw the request for termination of the tenancy agreement in favour of an order to pay the rent arrears in six monthly payments commencing in May, 2015.

I find the respondent in breach of her obligation to pay rent and find the rent arrears to be \$625.

An order shall issue requiring the respondent to pay the applicant the rent arrears according to the following schedule and to pay the monthly rent on time.

May 31, 2015	\$104.17
June 30, 2015	\$104.17
July 31, 2015	\$104.17
August 31, 2015	\$104.17
September 30, 2015	\$104.17
October 31, 2015	\$104.15

Should the respondent fail to pay the rent arrears in accordance with the ordered schedule or fail to pay the monthly rent on the days it is due, the applicant may file another application seeking the full amount of the remaining balance and termination of the tenancy agreement.

Hal Logsdon
Rental Officer