

IN THE MATTER between **NORMAN WELLS HOUSING AUTHORITY**, Applicant,  
and **COLLEEN STEVENS**, 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 **NORMAN WELLS, NT.**

BETWEEN:

**NORMAN WELLS HOUSING AUTHORITY**

Applicant/Landlord

- and -

**COLLEEN STEVENS**

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 8th day of July,  
2015.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **NORMAN WELLS HOUSING AUTHORITY**, Applicant,  
and **COLLEEN STEVENS**, 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:

**NORMAN WELLS HOUSING AUTHORITY**

Applicant/Landlord

-and-

**COLLEEN STEVENS**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:**                      **June 24, 2015**

**Place of the Hearing:**                      **Norman Wells, NT via teleconference**

**Appearances at Hearing:**                      **Amanda Galati, representing the applicant**  
   **Janelle Butler, representing the applicant**

**Date of Decision:**                              **June 24, 2015**

**REASONS FOR DECISION**

The respondent was served with a Notice of Attendance sent by registered mail. Although Canada Post was unable to provide confirmation of delivery, the respondent was contacted by phone on June 24, 2015 and confirmed that she had received the notice. The respondent failed to appear at the hearing and the hearing was held in her absence.

The applicant stated that the rent arrears had been paid in full and withdrew their request for an order terminating the tenancy in favour of an order requiring the respondent to pay future rent on time. The applicant provided a statement of account and the tenancy agreement between the parties in evidence. The premises are subsidized public housing and the tenancy agreement obligates the respondent to pay the monthly rent on the first day of each month. The statement indicates clearly that the rent has not always been paid on time.

I find the respondent in breach of her obligation to pay rent on the days it is due. An order shall issue requiring the respondent to pay future rent on time.

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Hal Logsdon  
Rental Officer