

IN THE MATTER between **URBCO INC.**, Applicant, and **AMBER FANDRICK**,
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,
regarding the rental premises at **YELLOWKNIFE, NT.**

BETWEEN:

URBCO INC.

Applicant/Landlord

- and -

AMBER FANDRICK

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

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

DATED at the City of Yellowknife, in the Northwest Territories this 6th day of May,
2002.

Hal Logsdon
Rental Officer

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REASONS FOR DECISION

Date of the Hearing: May 1, 2002

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Sharon Hysert, representing the applicant
Kate Hurley, representing the applicant
Amber Fandrlick, respondent

Date of Decision: May 1, 2002

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 respondent to pay the alleged rent arrears and terminating the tenancy agreement between the parties. The applicant alleged that there were rent arrears in the amount of \$480.50.

The respondent provided evidence of payment of the alleged amount and the applicant withdrew their request for termination and an order for payment, accepting that the rent account was current. The applicant and respondent agreed that rent had not always been paid on the days it was due. The applicant requested an order requiring the respondent to pay future rent on time.

I note the spelling of the respondents name on the application is incorrect. The order shall be made with the correct spelling of her name and as it appears on the tenancy agreement.

I find the respondent breached the tenancy agreement by failing to pay rent on the days indicated in the written tenancy agreement between the parties. An order shall be issued for the respondent to pay all future rent on time.

Hal Logsdon
Rental Officer