

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **JIMMY SANGRIS**, 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:

809656 ALBERTA LTD.

Applicant/Landlord

- and -

JIMMY SANGRIS

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of one thousand one hundred seventy five dollars (\$1175.00).
2. Pursuant to sections 41(4)(c) and 83(2) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the rental premises known as Apartment P-408, 42 Con Road, Yellowknife, NT shall be terminated on July 31, 2002 and the respondent shall vacate the rental premises on that date, unless the rent arrears are paid in full.

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

DATED at the City of Yellowknife, in the Northwest Territories this 10th day of July,
2002.

Hal Logsdon
Rental Officer

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BETWEEN:

809656 ALBERTA LTD.

Applicant/Landlord

-and-

JIMMY SANGRIS

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: July 9, 2002

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Talib Rasheed, representing the applicant

Date of Decision: July 9, 2002

REASONS FOR DECISION

The respondent was served with a Notice of Attendance on June 25, 2002 but failed to appear at the hearing. The hearing was held in his 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 between the parties.

The applicant provided a copy of the tenant ledger which indicated a balance of rent arrears in the amount of \$1175. The ledger appears to be in order.

I find the respondent breached the tenancy agreement by failing to pay the lawful rent to the landlord. I find the rent arrears to be \$1175. In my opinion, there are sufficient grounds to terminate the tenancy agreement between the parties unless the rent arrears are promptly paid.

An order shall be issued requiring the respondent to pay the applicant rent arrears in the amount of \$1175 and terminating the tenancy agreement between the parties unless the arrears are paid by July 31, 2002. Should the tenancy continue, the respondent is also order to pay future rent on time in accordance with the written tenancy agreement.

Hal Logsdon
Rental Officer