

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **STANLEY COOK**, 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 -

**STANLEY COOK**

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 five hundred twenty five dollars (\$525.00).
2. Pursuant to section 41(4)(c) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the rental premises known as Apartment 313, 48 Con Road, Yellowknife, NT shall be terminated on September 30, 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*, should the tenancy continue, the respondent shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 11th day of September, 2002.

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Hal Logsdon  
Rental Officer

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BETWEEN:

**809656 ALBERTA LTD.**

Applicant/Landlord

-and-

**STANLEY COOK**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** September 10, 2002

**Place of the Hearing:** Yellowknife, NT

**Appearances at Hearing:** Trena Scott, representing the applicant

**Date of Decision:** September 10, 2002

**REASONS FOR DECISION**

The respondent was served with a Notice of Attendance on August 27, 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 unless the arrears were paid by the end of September, 2002. The applicant provided a copy of the tenant ledger which indicated a balance of rent owing in the amount of \$525.

I find the ledger 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 \$525. In my opinion there are sufficient grounds to terminate the tenancy agreement unless the arrears are promptly paid.

An order shall be issued requiring the respondent to pay the applicant rent arrears in the amount of \$525 and terminating the tenancy agreement on September 30, 2002 unless the arrears are paid in full. The order shall also require the respondent to pay future rent on time.

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Hal Logsdon  
Rental Officer