

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **ARVIN LANDRY AND ALISA PALONGAYAK**, Respondents;

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 -

ARVIN LANDRY AND ALISA PALONGAYAK

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

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

DATED at the City of Yellowknife, in the Northwest Territories this 13th day of November, 2002.

Hal Logsdon
Rental Officer

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **ARVIN LANDRY AND ALISA PALONGAYAK**, Respondents.

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:

809656 ALBERTA LTD.

Applicant/Landlord

-and-

ARVIN LANDRY AND ALISA PALONGAYAK

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: November 12, 2002

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Trena Scott, representing the applicant
Arvin Landry, respondent

Date of Decision: November 12, 2002

REASONS FOR DECISION

The applicant testified that since the application was filed, the respondents had paid the rent in full. The applicant withdrew the request for an order terminating the tenancy agreement and sought only an order requiring the respondents to pay rent on time.

Copies of the tenant ledger and tenancy agreement were entered in evidence. The ledger indicated that the rent had not always been paid on the first day of the month as required by the written tenancy agreement. The respondent did not dispute the allegation.

I find the respondents have breached the tenancy agreement by failing to pay the rent on the days it is due. An order shall be issued requiring the respondents to pay future rent on time.

Hal Logsdon
Rental Officer