

IN THE MATTER between **YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION**, Applicant, and **CLIFFORD 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 **DETTAH, NT**.

BETWEEN:

YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION

Applicant/Landlord

- and -

CLIFFORD 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 four hundred eighty six dollars and forty five cents (\$486.45).
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent shall pay future rent on time.
3. Pursuant to section 43(3)(b) of the *Residential Tenancies Act*, the respondent shall not disturb other tenants in the future.

DATED at the City of Yellowknife, in the Northwest Territories this 15th day of May, 2003.

Hal Logsdon
Rental Officer

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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:

YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION

Applicant/Landlord

-and-

CLIFFORD SANGRIS

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: May 13, 2003

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Bertha Drygeese, representing the applicant

Date of Decision: May 13, 2003

REASONS FOR DECISION

The respondent was served with a Notice of Attendance 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 by disturbing other tenants in the residential complex. The applicant withdrew the request for an order terminating the tenancy agreement and sought an order requiring the respondent to pay the alleged arrears, to not disturb other tenants in the future and to pay future rent on time.

The applicant provided a copy of the tenant rent ledger which indicated a balance of rent owing in the amount of \$486.45. The applicant also provided notices to the applicant outlining complaints of noise on two occasions.

I find the respondent breached the tenancy agreement by failing to pay the lawful rent to the landlord and by disturbing other tenants in the residential complex. I find the rent arrears to be \$486.45.

An order shall be issued requiring the respondent to pay the applicant rent arrears in the amount of \$486.45 and requiring future rent to be paid on time. The order shall also prohibit the respondent from disturbing other tenants in the future.

Hal Logsdon
Rental Officer