

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **WANDA BONNETROUGE**, 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 -

WANDA BONNETROUGE

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 two thousand three hundred ninety five dollars (\$2395.00).
2. Pursuant to sections 41(4)(c) and 83(2) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Apartment 204, 42 Con Road, Yellowknife, NT shall be terminated on May 31, 2003 and the respondent shall vacate the premises on that date, unless the respondent makes payments to the applicant of at least one thousand eight hundred dollars (\$1800.00).

3. Pursuant to sections 41(4)(c) and 83(2) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Apartment 204, 42 Con Road, Yellowknife, NT shall be terminated on June 30, 2003 and the respondent shall vacate the premises on that date, unless the respondent has paid the remaining rent arrears and the rent for June, 2003 in the amount of one thousand seven hundred seventy dollars (\$1770.00).

DATED at the City of Yellowknife, in the Northwest Territories this 14th 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:

809656 ALBERTA LTD.

Applicant/Landlord

-and-

WANDA BONNETROUGE

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: May 13, 2003

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Trena Scott, representing the applicant
Wanda Bonnetrouge, respondent

Date of Decision: May 13, 2003

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 provided a copy of the rent ledger which indicated a balance of rent owing in the amount of \$2395.

The respondent did not dispute the allegations and the parties consented to an order which would terminate the tenancy agreement on May 31, 2003 unless the respondent paid the applicant at least \$1800. Provided that payment was made and the tenancy continued, the order would terminate the agreement on June 30, 2003 unless the balance of the arrears (\$595) and rent for June, 2003 (\$1175) was paid in full. In my opinion, there are sufficient grounds to terminate the tenancy agreement and such an order is reasonable.

An order shall be issued requiring the respondent to pay the rent arrears and the June, 2003 rent as outlined above.

Hal Logsdon
Rental Officer