

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **RICHARD EPELON AND BEATRICE ALANIGAYOK**, 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 -

**RICHARD EPELON AND BEATRICE ALANIGAYOK**

Respondents/Tenants

**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 seven hundred dollars (\$2700.00).
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 311, 42 Con Road, Yellowknife, NT shall be terminated on July 31, 2003 and the respondent shall vacate the premises on that date, unless the rent arrears are paid in full.

DATED at the City of Yellowknife, in the Northwest Territories this 9th day of July, 2003.

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Hal Logsdon  
Rental Officer

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**809656 ALBERTA LTD.**

Applicant/Landlord

-and-

**RICHARD EPELON AND BEATRICE ALANIGAYOK**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** July 8, 2003

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

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

**Date of Decision:** July 8, 2003

**REASONS FOR DECISION**

The respondents were served with Notices of Attendance on June 30, 2003 but failed to appear at the hearing. The hearing was held in their absence.

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay the full amount of rent and sought an order requiring the respondents to pay the alleged rent arrears and terminating the tenancy agreement unless the arrears were paid by July 31, 2003.

The applicant provided a copy of the tenant ledger which indicated a balance of rent owing in the amount of \$2700.

I find the ledger in order. I find the rent arrears to be \$2700. In my opinion, the applicant's request for an order terminating the tenancy agreement on July 31 unless the rent arrears are paid in full is reasonable. An order shall be issued requiring the respondents to pay the applicant rent arrears in the amount of \$2700 and terminating the tenancy agreement on July 31, 2003 unless those arrears are paid in full.

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Hal Logsdon  
Rental Officer