

IN THE MATTER between **NORTHERN PROPERTY LIMITED PARTNERSHIP**,
Applicant, and **VIOREL LAZAR**, 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:

NORTHERN PROPERTY LIMITED PARTNERSHIP

Applicant/Landlord

- and -

VIOREL LAZAR

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

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

DATED at the City of Yellowknife, in the Northwest Territories this 3rd day of
September, 2003.

Hal Logsdon
Rental Officer

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Applicant, and **VIOREL LAZAR**, Respondent.

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R-5 (the "Act");

AND IN THE MATTER of a Hearing before **Hal Logsdon**, Rental Officer.

BETWEEN:

NORTHERN PROPERTY LIMITED PARTNERSHIP

Applicant/Landlord

-and-

VIOREL LAZAR

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: September 2, 2003

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Lucy Gillard, representing the applicant
Viorel Lazar, respondent

Date of Decision: September 2, 2003

REASONS FOR DECISION

The respondent's name was incorrectly spelled on the application. The correct spelling will show on the order.

The applicant testified that since the application was made, the rent had been paid in full. The applicant withdrew the request for termination of the tenancy agreement and sought only an order requiring the respondent to pay future rent on time.

The respondent did not dispute the alleged late payment of rent and indicated he was making arrangements for direct deposit of the rent to the landlord's account.

The tenancy agreement between the parties obligates the tenant to pay rent in advance on the first day of each month.

I find the rent has not been paid on time in accordance with the tenancy agreement. An order shall be issued requiring the respondent to pay future rent on time.

Hal Logsdon
Rental Officer