

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **JESLEY NITSIZA AND STEPHANIE LACORNE**, 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 -

JESLEY NITSIZA AND STEPHANIE LACORNE

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of one thousand one hundred twenty five dollars (\$1125.00).
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 209, 5600-52 Avenue, Yellowknife, NT shall be terminated on December 31, 2003 and the respondents shall vacate the premises on that date, unless the rent arrears are paid in full.

3. 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 11th day of December, 2003.

Hal Logsdon
Rental Officer

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BETWEEN:

809656 ALBERTA LTD.

Applicant/Landlord

-and-

JESLEY NITSIZA AND STEPHANIE LACORNE

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: December 9, 2003

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Talib Rasheed, representing the applicant
Stephanie Lacorne, respondent

Date of Decision: December 9, 2003

REASONS FOR DECISION

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 rent was paid by December 31, 2003.

The applicant provided a copy of the tenant ledger which indicated a balance of rent owing in the amount of \$1125.

The respondent did not dispute the allegations and indicated she could pay the rent by month end.

I find the applicant's ledger in order and find rent arrears in the amount of \$1125. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the arrears are promptly paid. An order shall issue requiring the respondents to pay the applicant rent arrears of \$1125 and terminating the tenancy agreement on December 31, 2003 unless the arrears are paid in full. The order shall also require the respondents to pay future rent on time.

Hal Logsdon
Rental Officer