

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **KATHLEEN SHORT AND HERMAN SHORT**, 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 -

**KATHLEEN SHORT AND HERMAN SHORT**

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 eight hundred twenty five dollars (\$825.00).
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 309, 42 Con Road, Yellowknife, NT shall be terminated on January 30, 2004 and the respondents shall vacate the premises on that day, 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 14th day of January, 2004.

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Hal Logsdon  
Rental Officer

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BETWEEN:

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Applicant/Landlord

-and-

**KATHLEEN SHORT AND HERMAN SHORT**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** January 13, 2004

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

**Appearances at Hearing:** Talib Rasheed, representing the applicant

**Date of Decision:** January 13, 2004

**REASONS FOR DECISION**

The respondents were served with Notices of Attendance on December 22, 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 between the parties.

The applicant provided a copy of the tenant ledger which indicated a balance of rent owing in the amount of \$825. The applicant stated that he would be willing to permit the tenancy agreement to continue if the rent arrears were paid on or before January 30, 2004.

I find the ledger to be in order. I find the respondents breached the tenancy agreement by failing to pay the lawful rent to the landlord. I find the rent arrears to be \$825. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the rent arrears are promptly paid.

An order shall issue requiring the respondents to pay the rent arrears and terminating the tenancy agreement on January 30, 2004 unless the rent arrears are paid in full. The order shall also require the respondents to pay future rent on time.

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Hal Logsdon  
Rental Officer