

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **LESLEY LOUIS**, 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 -

**LESLEY LOUIS**

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 rental arrears in the amount of two thousand four hundred twenty-five dollars (\$2,425.00).
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 112, 42 Con Road, Yellowknife, NT, shall be terminated on February 28, 2004 and the respondent shall vacate the premises on that date, unless the rental arrears are paid in full.
3. 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 16th day of February 2004.

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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");

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BETWEEN:

**809656 ALBERTA LTD.**

Applicant/Landlord

-and-

**LESLEY LOUIS**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** February 12, 2004

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

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

**Date of Decision:** February 12, 2004

**REASONS FOR DECISION**

The respondent was served with a Notice of Attendance on January 30, 2004, but failed to appear at the hearing. The hearing was held in his absence.

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 rental arrears and terminating the tenancy agreement unless the alleged arrears were paid in full by February 28, 2004.

The applicant provided a copy of the tenant ledger which indicated a balance of rent owing in the amount of \$2,425.

I find the ledger in order and find the respondent in breach of his obligation to pay rent. I find the rental arrears to be \$2,425. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the arrears are promptly paid.

An order shall issue requiring the respondent to pay the applicant rental arrears in the amount of \$2,425 and terminating the tenancy agreement on February 28, 2004 unless the arrears are paid in full. The order shall also require the respondent to pay future rent on time.

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Hal Logsdon  
Rental Officer