

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **DAWN LEIGH**, 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 -

**DAWN LEIGH**

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 rent arrears in the amount of one thousand ninety five dollars (\$1095.00).
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 210, 5600-52 Avenue, Yellowknife, NT shall be terminated on April 30, 2004 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 14th day of April, 2004.

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Hal Logsdon  
Rental Officer

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BETWEEN:

**809656 ALBERTA LTD.**

Applicant/Landlord

-and-

**DAWN LEIGH**

Respondent/Tenant

**REASONS FOR DECISION**

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

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

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

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

**REASONS FOR DECISION**

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

I note the respondent's name is mis-spelled on the application and shall correct the style of cause of the order.

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay the full amount of rent and sought an order requiring the respondent to pay the alleged rent arrears and termination of the tenancy agreement unless the rent is paid by month-end. The applicant provided a statement of the rent account in evidence which indicated outstanding rent in the amount of \$1095. The statement also indicates a persistent pattern of late payment.

A previous order was issued on December 12, 2003 requiring the respondent to pay rent arrears and pay future rent on time.

I find the statement in order and find rent arrears in the amount of \$1095. 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 respondent to pay rent arrears in the amount of \$1095 and terminating the tenancy agreement on April 30, 2004 unless those arrears are paid in full.

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Hal Logsdon  
Rental Officer