

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **ELIZABETH LOCKHART**, 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:

YELLOWKNIFE HOUSING AUTHORITY

Applicant/Landlord

- and -

ELIZABETH LOCKHART

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 eighty six dollars and thirty four cents (\$87.34).
2. Pursuant to section 43(3)(d) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as #3, 5024 53rd Street, Yellowknife, NT shall be terminated on May 7, 2004 and the respondent shall vacate the premises on that date.

DATED at the City of Yellowknife, in the Northwest Territories this 5th day of May,
2004.

Hal Logsdon
Rental Officer

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and **ELIZABETH LOCKHART**, Respondent.

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter
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AND IN THE MATTER of a Hearing before **Hal Logsdon**, Rental Officer.

BETWEEN:

YELLOWKNIFE HOUSING AUTHORITY

Applicant/Landlord

-and-

ELIZABETH LOCKHART

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: May 4, 2004

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Mary George, representing the applicant
Elizabeth Lockhart, respondent

Date of Decision: May 4, 2004

REASONS FOR DECISION

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay the full amount of rent and by disturbing other tenants' quiet enjoyment of the rental premises. The applicant sought an order requiring the respondent to pay the alleged rent arrears and terminating the tenancy agreement.

The applicant provided a letter from another tenant in the residential complex complaining of an incident of disturbance. The applicant noted that a previous order (File #10-7559, filed on September 4, 2003) required the respondent to not disturb other tenants in the residential complex again. The applicant also provided a statement of account which indicated a balance of rent owing in the amount of \$87.34.

The respondent did not dispute the allegations and consented to an order terminating the tenancy agreement and requiring her to pay the rent arrears. The parties agreed on a termination date of May 7, 2004.

I find the respondent breached the tenancy agreement by failing to pay the lawful rent to the landlord and by disturbing other tenants. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$87.34 and terminating the tenancy agreement on May 7, 2004.

Hal Logsdon
Rental Officer