

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **JOANNE SINGH**, 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 -

JOANNE SINGH

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 two hundred ninety five dollars (\$1295.00).
2. Pursuant to section 43(3)(b) of the *Residential Tenancies Act*, the respondent shall not breach her obligation to not disturb other tenants in the future.

DATED at the City of Yellowknife, in the Northwest Territories this 6th day of May, 2004.

Hal Logsdon
Rental Officer

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **JOANNE SINGH**, 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.

BETWEEN:

809656 ALBERTA LTD.

Applicant/Landlord

-and-

JOANNE SINGH

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: May 4, 2004

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Trena Scott, representing the applicant
Joanne Singh, respondent
Arlene Hache, representing the respondent
Christine Champagne, representing the 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 rent and by disturbing other tenants' quiet enjoyment of the rental premises. The applicant stated that the disturbances have ceased since the application was made and withdrew the request for an order terminating the tenancy agreement in favour of an order requiring the respondent to pay the alleged rent arrears and not disturb other tenants in the future.

The applicant provided a statement of the rent which indicated a balance of rent owing in the amount of \$1295. The applicant also provided several incident reports and warning letters outlining alleged incidents of disturbance between December, 2003 and April, 2004.

The respondent did not dispute the allegations.

I find the respondent in breach of her obligations to pay rent and to not disturb other tenants. I find the rent statement in order and find rent arrears in the amount of \$1295. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$1295 and to not disturb other tenants in the residential complex again.

Hal Logsdon
Rental Officer