

IN THE MATTER between **NORTHLAND MOBILE HOME PARK INC.**, Applicant,  
and **KHAI NGUYEN O/A KHAI NGUYEN JANITORIAL**, 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:

**NORTHLAND MOBILE HOME PARK INC.**

Applicant/Landlord

- and -

**KHAI NGUYEN O/A KHAI NGUYEN JANITORIAL**

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 five thousand five hundred fifty dollars (\$5550.00).
2. 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 1st day of  
September, 2004.

---

Hal Logsdon  
Rental Officer

IN THE MATTER between **NORTHLAND MOBILE HOME PARK INC.**, Applicant,  
and **KHAI NGUYEN O/A KHAI NGUYEN JANITORIAL**, 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:

**NORTHLAND MOBILE HOME PARK INC.**

Applicant/Landlord

-and-

**KHAI NGUYEN O/A KHAI NGUYEN JANITORIAL**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** August 31, 2004

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

**Appearances at Hearing:** Louis Walsh, representing the applicant

**Date of Decision:** August 31, 2004

**REASONS FOR DECISION**

The respondent was served with a Notice of Attendance on August 23, 2004 but failed to appear at the hearing. The hearing was held in his absence.

The applicant alleged that the respondent was in breach of his obligation to pay rent and sought an order requiring the respondent to pay the alleged rent arrears and to pay future rent on time.

The premises consist of a lot for a mobile home.

The applicant provided a statement of the rent account in evidence which indicated a balance of rent owing in the amount of \$5550.

I find the statement in order and find the respondent in breach of his obligation to pay rent. I find the rent arrears to be \$5550.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$5550 and to pay future rent on time.

---

Hal Logsdon  
Rental Officer