

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **GEORGINA PANAKTAK**, 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 -

GEORGINA PANAKTAK

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 two thousand one hundred ninety dollars (\$2190.00).
2. Pursuant to sections 41(4)(c) and 83(2) of the *Residential Tenancies Act*, the tenancy agreement for the premises known as Apartment 208, 42 Con Road, Yellowknife, NT shall be terminated on July 31, 2004 and the respondent shall vacate the premises on that date, unless the rent 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 20th day of July, 2004.

Hal Logsdon
Rental Officer

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **GEORGINA PANAKTAK**, 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-

GEORGINA PANAKTAK

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: July 20, 2004

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Anisa Bhambhani, representing the applicant

Date of Decision: July 20, 2004

REASONS FOR DECISION

The respondent was served with a Notice of Attendance on July 9, 2004 but failed to appear at the hearing. The hearing was held in her absence.

The applicant alleged that the respondent had breached her obligation to pay rent and sought an order requiring the respondent to pay the alleged rent arrears and terminating the tenancy agreement between the parties. The applicant provided a copy of the tenant rent ledger which indicated a balance of rent owing in the amount of \$2190. The ledger indicates that no rent has been paid by the respondent since May 1, 2004. The balance represents rent for June and July, 2004.

I find the respondent in breach of her obligation to pay rent and find rent arrears in the amount of \$2190. In my opinion there are sufficient grounds to terminate the tenancy agreement between the parties unless the rent is promptly paid.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$2190 and terminating the tenancy agreement on July 31, 2004 unless those arrears are paid in full. Should the tenancy agreement continue, the respondent is ordered to pay future rent on time.

Hal Logsdon
Rental Officer