

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **GREG BAGS AND YVONNE BAGS**, Respondents;

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 -

GREG BAGS AND YVONNE BAGS

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of one thousand one hundred ninety dollars (\$1190.00).
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 212, 5600-52 Avenue, Yellowknife, NT shall be terminated on August 31, 2004 and the respondents 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 respondents shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 10th day of August, 2004.

Hal Logsdon
Rental Officer

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BETWEEN:

809656 ALBERTA LTD.

Applicant/Landlord

-and-

GREG BAGS AND YVONNE BAGS

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: August 10, 2004

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Anisa Bhambhani, representing the applicant

Date of Decision: August 10, 2004

REASONS FOR DECISION

The respondents were served with Notices of Attendance on July 30, 2004 but failed to appear at the hearing. The hearing was held in their absence.

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent and sought an order requiring the respondents to pay the alleged rent arrears and terminating the tenancy agreement unless the arrears were promptly paid. The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$1190.

I find the ledger in order and find the respondents in breach of their obligation to pay rent in accordance with the written tenancy agreement. I find the rent arrears to be \$1190. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the rent arrears are paid in full on or before August 31, 2004.

An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$1190 and terminating the tenancy agreement on August 31, 2004 unless the rent arrears are paid in full. The order shall also require the respondents to pay future rent on time.

Hal Logsdon
Rental Officer