

IN THE MATTER between **ROGER WAH-SHEE AND JILLIAN WAH-SHEE**,  
Applicants, and **MICHELLE HERON**, 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:

**ROGER WAH-SHEE AND JILLIAN WAH-SHEE**

Applicants/Landlords

- and -

**MICHELLE HERON**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent shall pay the applicants rent arrears in the amount of one thousand nine hundred fifty dollars (\$1950.00).
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 Suite B, 4904 - 45 Street, Yellowknife, NT shall be terminated on September 30, 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 21st day of September, 2004.

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Hal Logsdon  
Rental Officer

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Applicants/Landlords

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**MICHELLE HERON**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** September 21, 2004

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

**Appearances at Hearing:** Roger Wah-Shee, applicant  
Jillian Wah-Shee, applicant

**Date of Decision:** September 21, 2004

**REASONS FOR DECISION**

The respondent was served with a Notice of Attendance on September 12, 2004 but failed to appear at the hearing. The hearing was held in her absence.

The applicants alleged that the respondent had breached the tenancy agreement by failing to pay rent and sought an order requiring the respondent to pay the alleged rent arrears and termination of the tenancy agreement.

The applicants testified that the respondent had failed to pay the full amount of the August, 2004 rent, leaving a balance owing of \$700. The applicants also testified that the September, 2004 rent in the amount of \$1250 had not been paid, bringing the balance of rent owing to \$1950.

I find the respondent in breach of her obligation to pay rent and find the rent arrears to be \$1950. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the rent arrears are promptly paid.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$1950 and terminating the tenancy agreement on September 30, 2004 unless the rent arrears are paid in full. Should the tenancy agreement continue, the respondent shall also be ordered to pay future rent on time.

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Hal Logsdon  
Rental Officer