

IN THE MATTER between **NORTHERN PROPERTY REIT**, Applicant, and
SOLEDAD BUADO, 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:

NORTHERN PROPERTY REIT

Applicant/Landlord

- and -

SOLEDAD BUADO

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. 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 October,
2004.

Hal Logsdon
Rental Officer

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NORTHERN PROPERTY REIT

Applicant/Landlord

-and-

SOLEDAD BUADO

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: October 14, 2004

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Lucy Gillard, representing the applicant

Date of Decision: October 14, 2004

REASONS FOR DECISION

The respondent was served with a Notice of Attendance on October 2, 2004 but failed to appear at the hearing. The hearing was held in her absence.

The applicant stated that the rent arrears had been paid in full since the application had been made. The applicant withdrew the request to terminate the tenancy agreement and sought only an order requiring the respondent to pay future rent on time.

The applicant provided a copy of the tenant ledger which indicated that rent had not always been paid on the first of the month. The written tenancy agreement between the parties obligates the tenant to pay rent monthly, in advance.

I find the tenant in breach of her obligation to pay rent on the days it is due. An order shall issue requiring the respondent to pay future rent on time.

Hal Logsdon
Rental Officer