

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **MYNA MANIAPIK**, 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 -

**MYNA MANIAPIK**

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 four hundred fifty dollars (\$450.00).
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 #206, 48 Con Road, Yellowknife, NT shall be terminated on December 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 16th day of December, 2004.

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Hal Logsdon  
Rental Officer

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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-

**MYNA MANIPIK**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** December 14, 2004

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

**Appearances at Hearing:** Anisa Bhambhani, representing the applicant

**Date of Decision:** December 14, 2004

**REASONS FOR DECISION**

The respondent was served with a Notice of Attendance on December 3, 2004 but failed to appear at the hearing. The hearing was held in her absence.

The applicant 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 terminating the tenancy agreement on December 31, 2004 unless the rent arrears are paid.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$450.

I find the ledger in order and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$450. 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 \$450 and terminating the tenancy agreement on December 31, 2004 unless those arrears are fully paid. Should the tenancy continue, the respondent is also ordered to pay future rent on time.

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Hal Logsdon  
Rental Officer