

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 two thousand ninety dollars (\$2090.00).
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 #212, 5600 - 52 Avenue, Yellowknife, NT shall be terminated on December 31, 2004 and the respondents shall vacate the premises on that date, unless the rent arrears are paid in full.

DATED at the City of Yellowknife, in the Northwest Territories this 16th day of December, 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: December 14, 2004

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Anisa Bhambhani, representing the applicant
Yvonne Bags, respondent

Date of Decision: December 14, 2004

REASONS FOR DECISION

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 on December 31, 2004 unless the rent arrears were paid.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$2090.

The respondent did not dispute the allegations and indicated that she could pay the rent arrears before the end of the month.

I find the ledger in order and find the respondents in breach of their obligation to pay rent. I find the rent arrears to be \$2090. 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 respondents to pay the applicant rent arrears in the amount of \$2090 and terminating the tenancy agreement on December 31, 2004 unless those arrears are fully paid.

Hal Logsdon
Rental Officer