

IN THE MATTER between **GWICH'IN PROPERTIES LIMITED AND NORTHERN PROPERTY REIT**, Applicants, and **MAXINE LAROQUE**, 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 **INUVIK, NT**.

BETWEEN:

GWICH'IN PROPERTIES LIMITED AND NORTHERN PROPERTY REIT

Applicants/Landlords

- and -

MAXINE LAROQUE

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent shall pay Gwich'in Properties Limited rent arrears in the amount of three thousand nine hundred fifty dollars (\$3950.00).
2. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent shall pay Northern Property REIT rent arrears in the amount of one thousand three hundred fifty dollars (\$1350.00).

DATED at the City of Yellowknife, in the Northwest Territories this 12th day of May, 2004.

Hal Logsdon
Rental Officer

IN THE MATTER between **GWICH'IN PROPERTIES LIMITED AND NORTHERN PROPERTY REIT**, Applicants, and **MAXINE LAROQUE**, 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.

BETWEEN:

GWICH'IN PROPERTIES LIMITED AND NORTHERN PROPERTY REIT

Applicants/Landlords

-and-

MAXINE LAROQUE

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: May 10, 2004

Place of the Hearing: Inuvik, NT via videoconference

Appearances at Hearing: Colin McCready, representing Gwich'in Properties Ltd.
Dan Smith, representing Northern Property REIT
Maxine Laroque, respondent

Date of Decision: May 10, 2004

REASONS FOR DECISION

The application was filed by Gwich'in Properties Ltd. on March 23, 2004. The residential complex was sold to Northern Property REIT on April 1, 2004. Pursuant to section 20(e) of the *Residential Tenancies Act*, Northern Property REIT joined in the proceeding.

The applicants sought orders for the payment of alleged rent arrears. Gwich'in Properties Ltd. alleged that the respondent had failed to pay the full amount of rent owing to March 31, 2004 and provided a statement of the account in evidence which indicated a balance owing as at March 31, 2004 in the amount of \$3950.

Northern Property REIT testified that the respondent had failed to pay the May, 2004 rent of \$1350. Northern Property REIT also stated that the respondent had given notice to terminate the tenancy agreement and they would not therefore seek an order to terminate the agreement.

The respondent did not dispute the allegations.

I find the respondent in breach of her obligation to pay rent to the applicants. I find the rent arrears owing to Gwich'in Properties Ltd. to be \$3950 and the rent arrears owing to Northern Property REIT to be \$1350. An order shall issue requiring the respondent to pay Gwich'in Properties Ltd. rent arrears in the amount of \$3950 and to pay Northern Properties REIT rent arrears in the amount of \$1350.

Hal Logsdon
Rental Officer