

IN THE MATTER between **GWICH'IN PROPERTIES LIMITED AND NORTHERN PROPERTY REIT**, Applicants, and **DONNA FIRTH**, 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 -

**DONNA FIRTH**

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 Ltd. rent arrears in the amount of one thousand eight hundred sixty five dollars (\$1865.00).

DATED at the City of Yellowknife, in the Northwest Territories this 13th day of May, 2004.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **GWICH'IN PROPERTIES LIMITED AND NORTHERN PROPERTY REIT**, Applicants, and **DONNA FIRTH**, 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-

**DONNA FIRTH**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** May 10, 2004

**Place of the Hearing:** Inuvik, NT via teleconference

**Appearances at Hearing:** Colum McCready, representing Gwich'in Properties Ltd.  
Dan Smith, representing Northern Property REIT

**Date of Decision:** May 10, 2004

**REASONS FOR DECISION**

The respondent was served with a Notice of Attendance on May 1, 2004 but failed to appear at the hearing. The hearing was held in her absence.

The application was filed by Gwich'in Properties Ltd. on March 26, 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.

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 \$1865.

Northern Property REIT testified that the respondent had paid all rents owing to Northern Property REIT and withdrew the request for termination of the tenancy agreement.

I find the respondent in breach of her obligation to pay rent to Gwich'in Properties Ltd. I find the rent arrears owing to Gwich'in Properties Ltd. to be \$1865. An order shall issue requiring the respondent to pay Gwich'in Properties Ltd. rent arrears in the amount of \$1865.

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Hal Logsdon  
Rental Officer