

IN THE MATTER between **SHELTER CANADIAN PROPERTIES LTD.**, Applicant,  
and **RYAN BUCKLE AND ROXANNA ZOE**, 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:

**SHELTER CANADIAN PROPERTIES LTD.**

Applicant/Landlord

- and -

**RYAN BUCKLE AND ROXANNA ZOE**

Respondents/Tenants

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 43(3)(b) of the *Residential Tenancies Act*, the respondents shall not breach their obligation to not disturb other tenants again.

DATED at the City of Yellowknife, in the Northwest Territories this 24th day of February,  
2005.

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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:

**SHELTER CANADIAN PROPERTIES LTD.**

Applicant/Landlord

-and-

**RYAN BUCKLE AND ROXANNA ZOE**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** February 15, 2005

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

**Appearances at Hearing:** Trudy Spence, representing the applicant  
Ryan Buckle, respondent  
Roxanna Zoe, respondent

**Date of Decision:** February 15, 2005

**REASONS FOR DECISION**

The applicant alleged that the respondents had breached the tenancy agreement by disturbing other tenants in the residential complex. The applicant provided written notices of complaint by another tenant and notices served on the respondents warning them to not disturb.

The applicant testified that no further disturbances had occurred since the application was filed on January 11, 2005 and withdrew the request for an order terminating the tenancy agreement in favour of an order to not disturb other tenants again.

The respondents did not dispute the allegations.

I find the respondents breached the obligation to not disturb other tenants. An order shall issue requiring the respondents to not breach that obligation again.

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Hal Logsdon  
Rental Officer