

IN THE MATTER between **NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**, Applicant, and **ROY DOBBS AND CHANTAL DOBBS**, 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:

NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST

Applicant/Landlord

- and -

ROY DOBBS AND CHANTAL DOBBS

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondents shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 2nd day of May, 2005.

Hal Logsdon
Rental Officer

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NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST

Applicant/Landlord

-and-

ROY DOBBS AND CHANTAL DOBBS

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: April 26, 2005

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Krista Cooper, representing the applicant

Date of Decision: April 26, 2005

REASONS FOR DECISION

The respondents were served with Notices of Attendance by registered mail but failed to appear at the hearing. The hearing was held in their absence.

The applicant testified that since the application was filed the respondents had paid all outstanding rent. The applicant withdrew the request for an order terminating the tenancy agreement and sought only an order requiring the respondents to pay future rent on time.

The applicant provided a statement of the rent in evidence which indicated that the rent had not been paid on time in the past. The written tenancy agreement between the parties requires the rent to be paid in advance.

I find the respondents have been in breach of their obligation to pay rent on the days it is due. An order shall issue requiring the respondents to pay future rent on time.

Hal Logsdon
Rental Officer