

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **CECILIA EYAKFWO**, 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 **YELLOWKNIFE, NT.**

BETWEEN:

**809656 ALBERTA LTD.**

Applicant/Landlord

- and -

**CECILIA EYAKFWO**

Respondent/Landlord

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to sections 43(3)(a) and 43(3)(b) of the *Residential Tenancies Act*, the respondent shall comply with her obligation to not disturb other tenants in the residential complex and shall not create disturbances in the future.

DATED at the City of Yellowknife, in the Northwest Territories this 17th day of May, 2005.

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Hal Logsdon  
Rental Officer

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BETWEEN:

**809656 ALBERTA LTD.**

Applicant/Landlord

-and-

**CECILIA EYAKFWO**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** May 13, 2005

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

**Appearances at Hearing:** David Beckwith, representing the applicant

**Date of Decision:** May 13, 2005

**REASONS FOR DECISION**

The respondent was served with a Notice of Attendance sent by registered mail to the rental premises and confirmed delivered. The respondent failed to appear at the hearing and the hearing was held in her absence.

The applicant alleged that the respondent had disturbed other tenants in the residential complex and sought an order requiring the respondent to comply with her obligation to not disturb other tenants and to not create any disturbance in the future.

The applicant provided an incident report in evidence which outlined an incident on March 7, 2005. Two other tenants called to complain of fighting in the respondent's apartment. Security attended the unit at 2:55 AM and summoned the police.

The evidence supports the landlord's allegations. I find the respondent in breach of her obligation to not disturb other tenants. An order shall issue requiring the respondent to comply with her obligation to not disturb other tenants and to not create any disturbances in the future.

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Hal Logsdon  
Rental Officer