

IN THE MATTER between **NORTHERN PROPERTY LIMITED PARTNERSHIP**,
Applicant, and **MARGUARITE LAFFERTY**, 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:

NORTHERN PROPERTY LIMITED PARTNERSHIP

Applicant/Landlord

- and -

MARGUARITE LAFFERTY

Respondent/Tenant

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.

Hal Logsdon
Rental Officer

IN THE MATTER between **NORTHERN PROPERTY LIMITED PARTNERSHIP**,
Applicant, and **MARGUARITE LAFFERTY**, Respondent.

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter
R-5 (the "Act");

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BETWEEN:

NORTHERN PROPERTY LIMITED PARTNERSHIP

Applicant/Landlord

-and-

MARGUARITE LAFFERTY

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: May 13, 2005

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Lucy Gillard, representing the applicant
Margarite Lafferty, respondent
Kerry King, representing the respondent

Date of Decision: May 13, 2005

REASONS FOR DECISION

The applicant alleged that the respondent had repeatedly disturbed other tenants in the residential complex and sought an order terminating the tenancy agreement between the parties. The applicant served a Notice of Early Termination on the tenant on April 20, 2005 seeking vacant possession on April 30, 2005. The respondent remains in possession of the premises.

The applicant provided several notices which outlined incidents of disturbance.

The respondent's representative stated that the problems had been caused by the respondent's grandson who created disturbances and would not leave the building. She stated that the respondent had obtained an Emergency Protection Order prohibiting the grandson from entering the rental premises and intended to make application to extend the order. A copy of the order was entered in evidence.

The applicant withdrew the request for termination of the tenancy agreement and sought only an order requiring the respondent to comply with her obligation to not disturb and to not create any disturbances in the future.

I am satisfied from the evidence that some disturbance has occurred in the past and shall issue the order requested by the applicant.

Hal Logsdon
Rental Officer