

IN THE MATTER between **SHELTER CANADIAN PROPERTIES LTD.**, Applicant,
and **CELINE FOOTBALL**, 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:

SHELTER CANADIAN PROPERTIES LTD.

Applicant/Landlord

- and -

CELINE FOOTBALL

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 43(3)(a) and 43(3)(b) of the *Residential Tenancies Act*, the respondent shall comply with her obligation to not disturb the landlord or other tenants and shall not create any disturbance in the future.

DATED at the City of Yellowknife, in the Northwest Territories this 4th day of August,
2005.

Hal Logsdon
Rental Officer

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SHELTER CANADIAN PROPERTIES LTD.

Applicant/Landlord

-and-

CELINE FOOTBALL

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: August 2, 2005

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Trudy Spence, representing the applicant
Celine Football, respondent
Paul James, representing the respondent

Date of Decision: August 2, 2005

REASONS FOR DECISION

The applicant alleged that the respondent had repeatedly disturbed the landlord's and other tenants' quiet enjoyment of the rental premises. The applicant served a notice of early termination on the respondent seeking vacant possession on July 14, 2005 and filed an application to a rental officer. The respondent remains in possession of the premises.

The respondent did not dispute the allegations but stated that the disturbances were the result of another occupant of the premises who was not a tenant. She stated that the other occupant is no longer living in the premises and that she has obtained a temporary restraining order prohibiting him from entering the premises. She stated that she intends to make application for a permanent order.

The applicant withdrew the request for termination of the tenancy agreement and the parties consented to an order requiring the respondent to comply with her obligation to not disturb other tenants or the landlord and to not create any disturbance in the future.

Hal Logsdon
Rental Officer