

IN THE MATTER between **SHELTER CANADIAN PROPERTIES LIMITED**,
Applicant, and **MARY KINGATOOK**, 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 LIMITED

Applicant/Landlord

- and -

MARY KINGATOOK

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent shall pay future rent on time.
2. 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 and shall not create any disturbance in the future.

DATED at the City of Yellowknife, in the Northwest Territories this 25th day of
November, 2005.

Hal Logsdon
Rental Officer

IN THE MATTER between **SHELTER CANADIAN PROPERTIES LIMITED**,
Applicant, and **MARY KINGATOOK**, 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.

BETWEEN:

SHELTER CANADIAN PROPERTIES LIMITED

Applicant/Landlord

-and-

MARY KINGATOOK

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: November 24, 2005

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Trudy Spence, representing the applicant
Mary Kingatook, respondent
Michelle Mott, representing the respondent
Kerry King, representing the respondent

Date of Decision: November 24, 2005

REASONS FOR DECISION

The applicant alleged that the respondent had breached the tenancy agreement by disturbing other tenants in the residential complex and by failing to pay rent. The applicant stated that since the application was filed, the respondent had apologized for the disturbances and had paid all outstanding rent. The applicant withdrew the request for termination of the tenancy agreement and sought an order requiring the respondent to pay future rent on time and to comply with her obligation to not disturb other tenants.

The respondent did not dispute that the rent had not been paid on time or that she had created a disturbance in the residential complex.

I find the respondent in breach of her obligation to pay rent on the days it is due and in breach of her obligation to not disturb other tenants. An order shall issue requiring the respondent to pay future rent on time and to comply with her obligation to not disturb other tenants and not create any disturbances in the complex again.

Hal Logsdon
Rental Officer