

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/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of one thousand two hundred twenty eight dollars (\$1228.00).
2. Pursuant to sections 41(4)(c) and 83(2) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Apartment 306, 42 Con Road, Yellowknife, NT shall be terminated on December 31, 2005 and the respondent shall vacate the premises on that date, unless the rent arrears are paid in full.

DATED at the City of Yellowknife, in the Northwest Territories this 19th day of December, 2005.

Hal Logsdon
Rental Officer

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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:

809656 ALBERTA LTD.

Applicant/Landlord

-and-

CECILIA EYAKFWO

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: December 16, 2005

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Tara Sheppard, representing the applicant

Date of Decision: December 16, 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 applicant contacted the rental office prior to the hearing and stated that she was too ill to attend the hearing. She provided a telephone number to the rental officer so she could attend by telephone but the number was out of service. The hearing was held in her absence.

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and sought an order requiring the respondent to pay the alleged arrears and terminating the tenancy agreement unless they are promptly paid. The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$1228.

I find the ledger in order and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$1228. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the rent arrears are promptly paid.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$1228 and terminating the tenancy agreement on December 31, 2005 unless the arrears are paid in full.

Hal Logsdon
Rental Officer