

IN THE MATTER between **INUVIALUIT DEVELOPMENT CORPORATION**,
Applicant, and **GARRETT KUPTANA**, 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 **INUVIK, NT**.

BETWEEN:

INUVIALUIT DEVELOPMENT CORPORATION

Applicant/Landlord

- and -

GARRETT KUPTANA

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 seven thousand eight hundred dollars (\$7800.00).
2. Pursuant to section 41(4)(c) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Apartment 201, Lauron Apartments, 36 Duck Lake Road, Inuvik, NT shall be terminated on December 15, 2005 and the respondent shall vacate the premises on that date.

DATED at the City of Yellowknife, in the Northwest Territories this 8th day of
December, 2005.

Hal Logsdon
Rental Officer

IN THE MATTER between **INUVIALUIT DEVELOPMENT CORPORATION**,
Applicant, and **GARRETT KUPTANA**, 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:

INUVIALUIT DEVELOPMENT CORPORATION

Applicant/Landlord

-and-

GARRETT KUPTANA

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: December 8, 2005

Place of the Hearing: Inuvik, NT via teleconference

Appearances at Hearing: Tanya Gruben, representing the applicant
Garrett Kuptana, respondent

Date of Decision: December 8, 2005

REASONS FOR DECISION

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 rent arrears and terminating the tenancy agreement between the parties.

The applicant provided a statement of the rent account which indicated a balance of rent owing in the amount of \$7200 as at November 1, 2005. The applicant testified that since that date, the December, 2005 rent had come due and no payments had been received, bringing the balance of rent owing to \$8400. The statement indicates that no rent has been paid since May, 2005.

The respondent did not dispute the allegations and indicated that he planned to vacate the premises. The applicant and respondent consented to an order terminating the tenancy agreement on December 15, 2005 and requiring the payment of rent arrears prorated to December 15, 2005 in the amount of \$7800.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$7800 and terminating the tenancy agreement on December 15, 2005. The respondent shall vacate the premises on that day.

Hal Logsdon
Rental Officer