

IN THE MATTER between **RAE-EDZO HOUSING AUTHORITY**, Applicant, and **ELIZABETH RABESCA**, 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 **RAE-EDZO, NT**.

BETWEEN:

RAE-EDZO HOUSING AUTHORITY

Applicant/Landlord

- and -

ELIZABETH RABESCA

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 two thousand two hundred eighty five dollars (\$2285.00).
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 Unit 431, Weda Tili, Rae, NT shall be terminated on February 28, 2006 and the respondent shall vacate the premises on

that date unless rent arrears in the amount of two thousand two hundred eighty five dollars (\$2285.00) are paid in full.

DATED at the City of Yellowknife, in the Northwest Territories this 31st day of January, 2006.

Hal Logsdon
Rental Officer

IN THE MATTER between **RAE-EDZO HOUSING AUTHORITY**, Applicant, and **ELIZABETH RABESCA**, Respondent.

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BETWEEN:

RAE-EDZO HOUSING AUTHORITY

Applicant/Landlord

-and-

ELIZABETH RABESCA

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: January 24, 2006

Place of the Hearing: Rae-Edzo, NT

Appearances at Hearing: Robert Richardson, representing the applicant

Date of Decision: January 24, 2006

REASONS FOR DECISION

The respondent was served with a Notice of Attendance sent by registered mail to the rental premises. The applicant testified that the respondent was still in possession of the premises. The respondent failed to appear at the hearing and 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 a order requiring the respondent to pay the alleged rent arrears and terminating the tenancy agreement between the parties. The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$2285.

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 \$2285. 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 \$2285 and terminating the tenancy agreement on February 28, 2006 unless the arrears are paid in full.

Hal Logsdon
Rental Officer