

IN THE MATTER between **SHELTER CANADIAN PROPERTIES LTD.**, Applicant,  
and **MORIN NEYELLE AND LIZELLE COOK**, Respondents;

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 -

**MORIN NEYELLE AND LIZELLE COOK**

Respondents/Tenants

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 43(3)(a) and 43(3)(b) of the *Residential Tenancies Act*, the respondents shall comply with their obligation to not disturb other tenants and shall not create any disturbances in the future.

DATED at the City of Yellowknife, in the Northwest Territories this 10th day of  
February, 2006.

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Hal Logsdon  
Rental Officer

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BETWEEN:

**SHELTER CANADIAN PROPERTIES LTD.**

Applicant/Landlord

-and-

**MORIN NEYELLE AND LIZELLE COOK**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** February 7, 2006

**Place of the Hearing:** Yellowknife, NT

**Appearances at Hearing:** Trudy Spence, representing the applicant  
Morin Neyelle, respondent  
Lizelle Cook, respondent

**Date of Decision:** February 7, 2006

**REASONS FOR DECISION**

The applicant alleged that the respondents had breached the tenancy agreement by disturbing other tenants in the residential complex. The applicant served a notice of early termination on the respondents seeking vacant possession of the premises on January 30, 2006. The respondents remain in possession.

The applicant provided written complaints from another tenant in the complex in evidence. The applicant has sent notices to the respondents advising them of the disturbances. The applicant stated that they would be willing to permit the tenancy to continue if they had some assurance that the disturbances would cease.

The respondents did not dispute the allegations and stated that they would not create any disturbances in the future. The applicant withdrew the request to terminate the tenancy and sought an order requiring the respondents to comply with their obligation to not disturb other tenants.

I find the respondents in breach of their obligation to not disturb other tenants. An order shall issue requiring the respondents to comply with their obligation to not disturb other tenants and to not create any disturbances in the future.

Should the respondents create any disturbance in the future, the applicant may file an application

seeking termination of the tenancy agreement.

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Hal Logsdon  
Rental Officer