

IN THE MATTER between **YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION**, Applicant, and **NARCISSE SANGRIS**, 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 **DETTAH, NT**.

BETWEEN:

**YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION**

Applicant/Landlord

- and -

**NARCISSE SANGRIS**

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 five thousand two hundred three dollars and twenty seven cents (\$5203.27).

DATED at the City of Yellowknife, in the Northwest Territories this 23rd day of March, 2006.

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Hal Logsdon  
Rental Officer

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AND IN THE MATTER of a Hearing before **Hal Logsdon**, Rental Officer.

BETWEEN:

**YELLOWKNIVES DENE FIRST NATION HOUSING DIVISION**

Applicant/Landlord

-and-

**NARCISSE SANGRIS**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** March 21, 2006

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

**Appearances at Hearing:** Gerry Cheezie, representing the applicant

**Date of Decision:** March 21, 2006

**REASONS FOR DECISION**

The respondent was served with a Notice of Attendance sent by registered mail and confirmed delivered. The respondent failed to appear at the hearing and the hearing was held in his 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 between the parties.

The applicant testified that the electrical service to the premises had been disconnected by the supplier in November, 2005 for non-payment of the account. Following the disconnection of the electrical service, the respondent vacated the premises and the applicant took possession. The respondent has paid no rent since May, 2005.

The applicant provided a copy of the tenant rent ledger which indicated a balance of rent owing in the amount of \$5203.27. No rent has been assessed since the respondent vacated in November, 2005.

In my opinion, there is no requirement to terminate this tenancy agreement by order as it has already been terminated by the respondent's abandonment. I find the ledger in order and find the respondent in breach of his obligation to pay rent. I find the rent arrears to be \$5203.27.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$5203.27.

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Hal Logsdon  
Rental Officer