

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,  
and **RAMONA SANDERSON**, 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:

**YELLOWKNIFE HOUSING AUTHORITY**

Applicant/Landlord

- and -

**RAMONA SANDERSON**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 43(3)(d) of the *Residential Tenancies Act*, the tenancy agreement for the premises known as 5452 52nd Street, Yellowknife, NT shall be terminated on July 31, 2006 and the respondent shall vacate the premises on that date.

DATED at the City of Yellowknife, in the Northwest Territories this 13th day of July,  
2006.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,  
and **RAMONA SANDERSON**, Respondent.

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R-5 (the "Act");

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

BETWEEN:

**YELLOWKNIFE HOUSING AUTHORITY**

Applicant/Landlord

-and-

**RAMONA SANDERSON**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** July 13, 2006

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

**Appearances at Hearing:** Julie Forget, representing the applicant

**Date of Decision:** July 13, 2006

**REASONS FOR DECISION**

The respondent was served with a Notice of Attendance by registered mail which was confirmed delivered. The respondent failed to appear at the hearing and the hearing was held in her absence.

The applicant alleged that the respondent had repeatedly disturbed other tenants in the residential complex and sought an order terminating the tenancy agreement between the parties. The applicant provided numerous complaints from the head landlord, several incident reports from the head landlord and a written complaint from another tenant in the residential complex. The documents outline six incidents of disturbance between February, 2005 and June, 2006. Notes written on each document indicate that the respondent was notified and warned that continued disturbance would result in an application to a rental officer seeking termination.

The disturbances are mostly loud parties and music with screaming and yelling. The police have attended the premises on at least one occasion responding to noise complaints.

The evidence suggests that despite repeated warnings that her behaviour is disturbing others, the respondent continues to create disturbances. There does not appear to be any remedy except termination of the tenancy agreement which will ensure other tenants are not disturbed in the future.

I find the respondent in breach of her obligation to not disturb other tenants. An order shall issue

terminating the tenancy agreement on July 31, 2006 and requiring the respondent to vacate the premises on that date.

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Hal Logsdon  
Rental Officer