

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **GILBERT OLIFIE**, 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 -

GILBERT OLIFIE

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 one thousand six hundred fifty three dollars (\$1653.00).
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 Apartment 14, 5009 47th Street, Yellowknife, NT shall be terminated on November 22, 2006 and the respondent shall vacate the premises on that date, unless the rent arrears in the amount of one thousand six hundred fifty three dollars (\$1653.00) is paid in full.

3. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 19th day of October, 2006.

Hal Logsdon
Rental Officer

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,
and **GILBERT OLIFIE**, 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:

YELLOWKNIFE HOUSING AUTHORITY

Applicant/Landlord

-and-

GILBERT OLIFIE

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: **October 12, 2006**

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

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

Date of Decision: **October 12, 2006**

REASONS FOR DECISION

This matter was previously scheduled for hearing on September 20, 2006. At that time the applicant sought an adjournment and the matter was adjourned to October 12, 2006. Both parties were present and were advised of the date, time and place of the hearing and advised that no further notices would be sent to them. The respondent failed to appear at the hearing on October 12, 2006 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 an order requiring the respondent to pay the alleged rent arrears and terminating the tenancy agreement unless the arrears were paid by November 22, 2006.

The applicant provided a statement of the rent account which indicated a balance of rent owing in the amount of \$1653.

I find the statement in order and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$1653. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the rent arrears are paid in full.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$1653 and terminating the tenancy agreement on November 22, 2006 unless the rent arrears of

\$1653 are paid in full. Should the tenancy agreement continue, the respondent is also ordered to pay future rent on time.

Hal Logsdon
Rental Officer