

IN THE MATTER between **N.W.T. COMMUNITY SERVICES CORPORATION**,
Applicant, and **PAUL VENN**, 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:

N.W.T. COMMUNITY SERVICES CORPORATION

Applicant/Landlord

- and -

PAUL VENN

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 hundred ninety dollars (\$290.00).
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 904, 5004 - 54 Street, Yellowknife, NT shall be terminated on November 30, 2006 and the respondent shall vacate the premises on that date, unless the rent arrears are paid in full.

DATED at the City of Yellowknife, in the Northwest Territories this 8th day of
November, 2006.

Hal Logsdon
Rental Officer

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AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter
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AND IN THE MATTER of a Hearing before **Hal Logsdon**, Rental Officer.

BETWEEN:

N.W.T. COMMUNITY SERVICES CORPORATION

Applicant/Landlord

-and-

PAUL VENN

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: November 7, 2006

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Gail Leonardis, representing the applicant
Paul Venn, respondent

Date of Decision: November 7, 2006

REASONS FOR DECISION

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.

The applicant provided a statement of the rent account which indicated a balance of rent owing in the amount of \$390. A previous order (File #10-8976, filed on April 5, 2006) required the respondent to pay rent arrears and to pay future rent on time.

The respondent did not dispute the allegations. The respondent paid the applicant \$100 at the hearing and stated that he would be able to pay the remainder by the end on November, 2006 and pay the December rent on time.

The applicant agreed to an order permitting the tenancy to continue provided the rent arrears of \$290 were paid by November 30, 2006.

I find the respondent in breach of his obligation to pay rent and find the rent arrears to be \$290. 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

\$290 and terminating the tenancy agreement on November 30, 2006 unless the rent arrears are paid in full. This decision was made at the conclusion of the hearing and communicated to the parties.

Hal Logsdon
Rental Officer