

IN THE MATTER between **NIHJAA PROPERTIES LTD.**, Applicant, and **TERRI HANSEN**, 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 **INUVIK, NT.**

BETWEEN:

NIHJAA PROPERTIES LTD.

Applicant/Landlord

- and -

TERRI HANSEN

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 four thousand six hundred twenty dollars (\$4620.00).

DATED at the City of Yellowknife, in the Northwest Territories this 6th day of February, 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 R-5 (the "Act");

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

BETWEEN:

NIHJAA PROPERTIES LTD.

Applicant/Landlord

-and-

TERRI HANSEN

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: January 31, 2006

Place of the Hearing: Inuvik, NT via teleconference

Appearances at Hearing: Chris Manuel, representing the applicant

Date of Decision: January 31, 2006

REASONS FOR DECISION

The respondent was served with a Notice of Attendance on January 17, 2006, but failed to appear at the hearing. 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. The applicant indicated that the respondent had been served with a notice of early termination and had vacated the premises on or about January 27, 2006.

The applicant provided a statement of the rent account which indicated a balance of rent owing as at December 15, 2005 in the amount of \$3120. The applicant testified that since that time, the January, 2006 rent had come due in the amount of \$1500 and no rent payments had been received bringing the balance of rent owing to \$4620. The applicant stated that the landlord did not hold a security deposit.

I find the ledger in order and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$4620. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$4620.

Hal Logsdon
Rental Officer