

IN THE MATTER between **NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**, Applicant, and **RENIE EDWARDS**, 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:

NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST

Applicant/Landlord

- and -

RENIE EDWARDS

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 three thousand four hundred dollars (\$3400.00).
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 206, 7 Council Crescent, Inuvik, NT shall be terminated on May 12, 2006 and the respondent shall vacate the premises on that date, unless the rent arrears and the May, 2006 rent in the total amount of four thousand five hundred dollars (\$4500.00) is paid in full.

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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 1st day of May, 2006.

Hal Logsdon
Rental Officer

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BETWEEN:

NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST

Applicant/Landlord

-and-

RENIE EDWARDS

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: April 28, 2006

Place of the Hearing: Inuvik, NT

Appearances at Hearing: Jason Kucharski, representing the applicant

Date of Decision: April 28, 2006

REASONS FOR DECISION

The respondent was served with a Notice of Attendance on April 20, 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 and terminating the tenancy agreement between the parties.

The applicant provided a statement of the rent account in evidence which indicated a balance of rent owing in the amount of \$3400. The applicant testified that the rent for May, 2006 would be \$1100.

I find the statement of the rent account in order and find the rent arrears to be \$3400. 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 \$3400 and terminating the tenancy agreement on May 12, 2006 unless the rent arrears and the May, 2006 rent in the total amount of \$4500 are paid in full. Should the tenancy agreement continue, the respondent is ordered to pay the future rent on time.

Hal Logsdon
Rental Officer