

IN THE MATTER between **YKD PROPERTY MANAGEMENT**, Applicant, and
BRAD CHRISTENSEN, 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:

YKD PROPERTY MANAGEMENT

Applicant/Landlord

- and -

BRAD CHRISTENSEN

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 five thousand three hundred eighty six dollars and sixty four cents (\$5386.64).
2. Pursuant to section 41(4)(c) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Apartment 13, 486 Range Lake Road, Yellowknife, NT shall be terminated on May 15, 2007 and the respondent shall vacate the premises on that date.

DATED at the City of Yellowknife, in the Northwest Territories this 2nd day of May,
2007.

Hal Logsdon
Rental Officer

IN THE MATTER between **YKD PROPERTY MANAGEMENT**, Applicant, and **BRAD CHRISTENSEN**, 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:

YKD PROPERTY MANAGEMENT

Applicant/Landlord

-and-

BRAD CHRISTENSEN

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: May 1, 2007

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Jennifer Eggenberger, representing the applicant

Date of Decision: May 1, 2007

REASONS FOR DECISION

The respondent was served with a Notice of Attendance sent by registered mail to the rental premises and confirmed delivered. The respondent failed to appear at the hearing and the hearing was held in his 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 copy of the rent ledger which indicated a balance of rent owing in the amount of \$5386.64.

A previous order (File #10-9105, filed on September 1, 2006) required the respondent to pay the applicant rent arrears and terminated the tenancy agreement on September 30, 2006 unless the outstanding rent was paid in full. The respondent was also ordered to pay future rent on time. The rent ledger indicates that the respondent failed to pay the full amount of the rent required by September 30, 2006. It appears the applicant choose to reinstate the tenancy rather than seek the eviction of the respondent. Applying payments first to the satisfaction of the previous order, that order has now been satisfied.

I find the respondent in breach of his obligation to pay rent and in breach of the previous order

requiring him to pay rent on time. I find the rent arrears to be \$5386.64. In my opinion, there are sufficient grounds to terminate the tenancy agreement.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$5386.64 and terminating the tenancy agreement between the parties on May 15, 2007.

Hal Logsdon
Rental Officer