

IN THE MATTER between **NORTHERN PROPERTY LIMITED PARTNERSHIP**,  
Applicant, and **GRACE LANDRY**, 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:

**NORTHERN PROPERTY LIMITED PARTNERSHIP**

Applicant/Landlord

- and -

**GRACE LANDRY**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 43(3)(d) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Apartment 313, 5603 51A Avenue, Yellowknife, NT shall be terminated on May 14, 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.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **NORTHERN PROPERTY LIMITED PARTNERSHIP**,  
Applicant, and **GRACE LANDRY**, 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:

**NORTHERN PROPERTY LIMITED PARTNERSHIP**

Applicant/Landlord

-and-

**GRACE LANDRY**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** May 1, 2007

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

**Appearances at Hearing:** Julia O'Brien, representing the applicant

**Date of Decision:** May 1, 2007

**REASONS FOR DECISION**

The respondent was personally served with a Notice of Attendance on April 22, 2007 but failed to appear at the hearing. The hearing was held in her absence.

The applicant alleged that the respondent had repeatedly disturbed other tenants in the residential complex. On April 4, 2007 the applicant served a notice of early termination on the respondent seeking vacant possession on April 14, 2007. The respondent failed to vacate the premises and an application to a rental officer was filed on April 12, 2007.

The applicant provided two reports completed by security officers outlining disturbances in March, 2007. One involved shouting and screaming at 10:45 PM and the other loud music at 12:38 PM. A notice sent to the respondent outlines two other incidents in March, 2007 when the police were called to the premises. The applicant testified that since the application was filed, the respondent has continued to create disturbances in the complex and verbal warnings have been issued.

I find the respondent in breach of her obligation to not disturb other tenants in the residential complex. Despite repeated warnings and notices, there does not appear to be any abatement of the disturbances. In my opinion, termination of the tenancy agreement is the only remaining remedy to ensure that other tenants in the complex are able to enjoy the peace and quiet they are entitled to.

An order shall issue terminating the tenancy agreement on May 14, 2007.

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Hal Logsdon  
Rental Officer