

IN THE MATTER between **HARRY SATDEO**, Applicant, and **DARLA BOLT**,
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 **HAY RIVER, NT**.

BETWEEN:

HARRY SATDEO

Applicant/Landlord

- and -

DARLA BOLT

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 dollars (\$5000.00).

DATED at the City of Yellowknife, in the Northwest Territories this 12th day of
September, 2007.

Hal Logsdon
Rental Officer

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BETWEEN:

HARRY SATDEO

Applicant/Landlord

-and-

DARLA BOLT

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	September 11, 2007
<u>Place of the Hearing:</u>	Hay River, NT via teleconference
<u>Appearances at Hearing:</u>	Harry Satdeo, applicant
<u>Date of Decision:</u>	September 12, 2007

REASONS FOR DECISION

The applicant was served with a Notice of Attendance sent by registered mail to the rental premises. The applicant testified that the respondent was still in possession of the premises. The respondent failed to appear at the hearing and 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 provided two documents signed by the respondent acknowledging that she owed the applicant rent arrears in the amount of \$5000. No ledger or statement was provided by the applicant indicating how the alleged rent arrears had accrued. The rental officer reserved decision on the matter to permit the applicant to submit documentation as to how the rental arrears had accrued.

Shortly after the hearing, the respondent contacted the rental officer by phone. She explained that she had lost the Notice of Attendance but did not dispute that she owed the applicant rent arrears of \$5000. She stated that she had kept her own record of payments and was satisfied that \$5000 was the correct amount of rent owing the applicant.

Given the circumstances, I am satisfied that the respondent is in breach of her obligation to pay rent and that the rent arrears are \$5000. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$5000.

Hal Logsdon
Rental Officer