

IN THE MATTER between **NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**, Applicant, and **ETONA HARDISTY**, 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 REAL ESTATE INVESTMENT TRUST

Applicant/Landlord

- and -

ETONA HARDISTY

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. 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 12th day of February, 2008.

Hal Logsdon
Rental Officer

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BETWEEN:

NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST

Applicant/Landlord

-and-

ETONA HARDISTY

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: February 7, 2008

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Julia O'Brien, representing the applicant
Etona Hardisty, respondent

Date of Decision: February 7, 2008

REASONS FOR DECISION

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay the rent on the days it was due and sought an order requiring the respondent to pay future rent on time. The applicant withdrew the request for an order terminating the tenancy agreement and stated that the rent had been paid in full.

The tenancy agreement and a rent statement were provided in evidence. The tenancy agreement obligates the tenant to pay the monthly rent in advance. The rent statement indicated that the rent had not always been paid in advance.

The respondent did not dispute the allegations.

I find the respondent in breach of her obligation to pay rent on the day it is due. An order shall issue requiring the respondent to pay future rent on time.

Hal Logsdon
Rental Officer