

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **BRITTANY BEAULIEU AND NATHANIEL WILLIACY**, Respondents;

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:

**809656 ALBERTA LTD.**

Applicant/Landlord

- and -

**BRITTANY BEAULIEU AND NATHANIEL WILLIACY**

Respondents/Tenants

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of two thousand two hundred twenty one dollars and sixty seven cents (\$2221.67).
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondents shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 15th day of February, 2008.

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Hal Logsdon  
Rental Officer

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AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter R-5 (the "Act");

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-and-

**BRITTANY BEAULIEU AND NATHANIEL WILLIACY**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** February 13, 2008

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

**Appearances at Hearing:** Aleem Shivji, representing the applicant

**Date of Decision:** February 13, 2008

**REASONS FOR DECISION**

The respondents were served with Notices of Attendance sent by registered mail to the rental premises. The applicant testified that the respondents were still in possession of the premises. The respondents failed to appear at the hearing and the hearing was held in their absence.

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent and sought an order requiring the respondents to pay the alleged rent arrears and to pay future rent on time.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing as at January 1, 2008 in the amount of \$2146.67. The applicant testified that since that date one payment of \$1000 had been received and the February rent of \$1075 had come due bringing the balance owing to \$2221.67.

I find the ledger in order and find the respondents in breach of their obligation to pay rent. I find the rent arrears to be \$2221.67.

An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$2221.67 and to pay future rent on time.

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Hal Logsdon  
Rental Officer