

IN THE MATTER between **NORTHERN PROPERTY LIMITED PARTNERSHIP**,  
Applicant, and **MOHAMMED ABDI SOFFE**, 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 -

**MOHAMMED ABDI SOFFE**

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 one thousand three hundred dollars (\$1300.00).
2. Pursuant to section 14(6)(a) of the *Residential Tenancies Act*, the respondent shall pay the applicant the remainder of the required security deposit in the amount of two hundred fifty dollars (\$250.00).
3. 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 27th day of April,  
2008.

---

Hal Logsdon  
Rental Officer

IN THE MATTER between **NORTHERN PROPERTY LIMITED PARTNERSHIP**,  
Applicant, and **MOHAMMED ABDI SOFFE**, 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-

**MOHAMMED ABDI SOFFE**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** April 9, 2008

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

**Appearances at Hearing:** Julia O'Brien, representing the applicant  
Mohammed Abdi Soffe, respondent

**Date of Decision:** April 9, 2008

**REASONS FOR DECISION**

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and by failing to provide the full security deposit. The applicant requested an order requiring the respondent to pay the alleged rent arrears and the remainder of the security deposit.

The applicant provided a statement in evidence which indicated a balance of rent owing in the amount of \$1300 and a balance of security deposit owing in the amount of \$250. The tenancy agreement commenced on November 1, 2006. The tenancy agreement between the parties requires the monthly rent to be paid in advance.

The respondent did not dispute the allegations.

I find the applicant's statement in order and find the respondent in breach of his obligation to pay rent and his obligation to provide the full amount of the required security deposit. I find the rent arrears to be \$1300 and the remaining balance of the security deposit to be \$250.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$1300 and the balance of the required security deposit in the amount of \$250.

---

Hal Logsdon  
Rental Officer