

IN THE MATTER between **LIRIC CONSTRUCTION LTD.**, Applicant, and **JANICE MCLEAN AND JOHN HOBBS**, 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:

LIRIC CONSTRUCTION LTD.

Applicant/Landlord

- and -

JANICE MCLEAN AND JOHN HOBBS

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 three thousand five hundred dollars (\$3500.00). The rent arrears shall be paid forthwith.

DATED at the City of Yellowknife, in the Northwest Territories this 8th day of April, 2009.

Hal Logsdon
Rental Officer

IN THE MATTER between **LIRIC CONSTRUCTION LTD.**, Applicant, and **JANICE MCLEAN AND JOHN HOBBS**, 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.

BETWEEN:

LIRIC CONSTRUCTION LTD.

Applicant/Landlord

-and-

JANICE MCLEAN AND JOHN HOBBS

Respondents/Tenants

REASONS FOR DECISION

<u>Date of the Hearing:</u>	April 1, 2009
<u>Place of the Hearing:</u>	Yellowknife, NT
<u>Appearances at Hearing:</u>	Arie Keppel, representing the applicant Janice McLean, respondent John Hobbs, respondent
<u>Date of Decision:</u>	April 1, 2009

REASONS FOR DECISION

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. The tenancy agreement between the parties was made for a term ending April 30, 2009. The respondents have given proper notice to terminate the tenancy agreement on that date.

The applicant testified that the rent for March and April, 2009 had not been paid. The monthly rent for the premises is \$1750. The respondents did not dispute the allegations. The tenancy agreement between the parties requires that the monthly rent be paid in advance.

I find the respondents in breach of their obligation to pay rent and find the rent arrears to be \$3500. An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$3500. The arrears shall be paid forthwith.

Hal Logsdon
Rental Officer