

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and
SHARON MENACHO, Respondent;

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

AND IN THE MATTER of a Hearing before, **HAL LOGSDON**, Rental Officer,
regarding the rental premises at **YELLOWKNIFE, NT**.

BETWEEN:

NPR LIMITED PARTNERSHIP

Applicant/Landlord

- and -

SHARON MENACHO

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 four hundred dollars and twenty five cents (\$400.25).
2. 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 20th day of
December, 2011.

Hal Logsdon
Rental Officer

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and
SHARON MENACHO, 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:

NPR LIMITED PARTNERSHIP

Applicant/Landlord

-and-

SHARON MENACHO

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: December 14, 2011

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Meagan Lefrancois, representing the applicant

Date of Decision: December 14, 2011

REASONS FOR DECISION

The respondent was sent a Notice of Attendance by registered mail. I did not have confirmation of delivery at the time of the hearing and the respondent failed to appear. The applicant withdrew her request to terminate the tenancy agreement in favour of an order to pay the alleged rent arrears and to pay future rent on time. In my opinion, it is not unreasonable to deem the notice served in accordance with section 71(5) of *Residential Tenancies Act* in these circumstances.

The applicant alleged that the respondent had failed to pay rent. The applicant provided a statement of the rent account which indicated a balance of rent owing in the amount of \$400.25. The monthly rent for the premises is \$1360. The applicant stated that the security deposit had been paid in full.

I find the statement in order and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$400.25. An order shall issue requiring the respondent to pay the applicant rent arrears of \$400.25 and to pay future rent on time.

Hal Logsdon
Rental Officer