IN THE MATTER between **SHELTER CANADIAN PROPERTIES LTD.**, Applicant, and **RYAN ZEHR**, 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:

SHELTER CANADIAN PROPERTIES LTD.

Applicant/Landlord

- and -

RYAN ZEHR

Respondent/Tenant

<u>ORDER</u>

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 three thousand eighty dollars ($3080.00).

DATED at the City of Yellowknife, in the Northwest Territories this 5th day of December, 2012.

Hal Logsdon
Rental Officer

IN THE MATTER between **SHELTER CANADIAN PROPERTIES LTD.**, Applicant, and **RYAN ZEHR**, 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:

SHELTER CANADIAN PROPERTIES LTD.

Applicant/Landlord

-and-

RYAN ZEHR

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: **November 9, 2012**

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

Appearances at Hearing: **Shelley Longhurst, representing the applicant**
                                   Ryan Zehr, respondent

Date of Decision: **November 9, 2012**

REASONS FOR DECISION

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

The applicant provided a statement of the rent account in evidence which indicated a balance of rent owing of $3080.

The respondent did not dispute the allegations.

I find the statement in order and find the respondent in breach of his obligation to pay rent. I find the rent arrears to be $3080.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of $3080.

Hal Logsdon
Rental Officer