

IN THE MATTER between **DELINE HOUSING ASSOCIATION**, Applicant, and
NATHAN MODESTE, 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 **DELINE, NT**.

BETWEEN:

DELINE HOUSING ASSOCIATION

Applicant/Landlord

- and -

NATHAN MODESTE

Respondent/Tenant

EVICITION ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 63(4)(a) and 83(2) of the *Residential Tenancies Act*, the respondent shall be evicted from the premises known as 114, Lot 5, Block 34, Deline, NT on February 1, 2013 unless rent arrears in the amount of ten thousand two hundred eighty eight dollars (\$10,288.00) are paid in full and full electrical service to the rental premises is restored on or before January 31, 2013.

DATED at the City of Yellowknife, in the Northwest Territories this 17th day of January,
2013.

Hal Logsdon
Rental Officer

IN THE MATTER between **DELINE HOUSING ASSOCIATION**, Applicant, and
NATHAN MODESTE, 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:

DELINE HOUSING ASSOCIATION

Applicant/Landlord

-and-

NATHAN MODESTE

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: January 17, 2013

Place of the Hearing: Deline, NT via teleconference

Appearances at Hearing: Leslie Baton, representing the applicant

Date of Decision: January 17, 2013

REASONS FOR DECISION

The respondent was personally served with a Notice of Attendance but failed to appear at the hearing. The hearing was held in his absence.

The tenancy agreement between the parties will be terminated by order on January 31, 2013 unless the respondent pays rent arrears of \$10,288 and fully restores electrical service to the premises (file #20-13017, filed on January 17, 2013).

In my opinion, the eviction is justified if the respondent fails to comply with the order to pay rent arrears and restore full electrical service and remains in possession of the premises after January 31, 2013.

Hal Logsdon
Rental Officer