

IN THE MATTER between **Fort McPherson Housing Association**, Applicant, and  
**Edgar Blake and Allison Neyando**, 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, **Adelle Guigon**, Deputy Rental Officer,  
regarding a rental premises within **the Hamlet of Fort McPherson in the Northwest  
Territories**.

BETWEEN:

**FORT MCPHERSON HOUSING ASSOCIATION**

Applicant/Landlord

- and -

**EDGAR BLAKE and ALLISON NEYANDO**

Respondents/Tenants

**EVICITION ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to sections 63(4)(a) and 83(2) of the *Residential Tenancies Act*, the Respondents shall be evicted from the rental premises known as 0159 Andrew Kunnizzi Street in Fort McPherson, Northwest Territories, on November 2, 2013, unless the Respondents have paid their rent on time to November 1, 2013.

DATED at the City of Yellowknife, in the Northwest Territories this 20th day of  
September 2013.

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Adelle Guigon  
Deputy Rental Officer

IN THE MATTER between **Fort McPherson Housing Association**, Applicant, and  
**Edgar Blake and Allison Neyando**, 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 **Adelle Guigon**, Deputy Rental Officer.

BETWEEN:

**FORT MCPHERSON HOUSING ASSOCIATION**

Applicant/Landlord

-and-

**EDGAR BLAKE and ALLISON NEYANDO**

Respondents/Tenants

**REASONS FOR DECISION**

<b><u>Date of the Hearing:</u></b>	<b>September 13, 2013</b>
<b><u>Place of the Hearing:</u></b>	<b>Fort McPherson, Northwest Territories, via Teleconference</b>
<b><u>Appearances at Hearing:</u></b>	<b>Betty Firth, representing the Applicant Edgar Blake, Respondent Allison Neyando, Respondent</b>
<b><u>Date of Decision:</u></b>	<b>September 13, 2013</b>

## **REASONS FOR DECISION**

### **Application**

The Application to a Rental Officer submitted by Fort McPherson Housing Association as the Applicant/Landlord against Edgar Blake and Allison Neyando as the Respondents/Tenants regarding the rental premises known as 0159 Andrew Kunnizzi Street in Fort McPherson, Northwest Territories, was received and filed by the Rental Office on July 25, 2013. The Applicant served a copy of the application package on the Respondents by registered mail signed for August 12, 2013.

The Applicant sought in the application payment of rental arrears, termination of the tenancy agreement, eviction, and compensation for use and occupation post-termination.

### **Hearing**

A hearing was scheduled for September 13, 2013, for which all parties were served notices of attendance. All parties attended at hearing.

### **Submissions**

At hearing it was determined the Respondents had satisfied their rental arrears, currently maintaining a zero balance, and the Applicant's request for an order that future rent be paid on time and terminating the tenancy agreement if the Respondents failed to do so was granted. An order issued for future rent to be paid on time and terminating the tenancy agreement on November 1, 2013, if the Respondents failed to pay their rent on time as of that date.

### **Determination**

Having been satisfied the rent has repeatedly been paid late throughout the tenancy, and having terminated the tenancy on November 1, 2013, if the Respondents have not paid their rent on time to that date, in accordance with the *Residential Tenancies Act* (the Act), I am further satisfied an eviction order is justified.

### **Order**

An order will issue evicting the Respondents from the rental premises on November 2, 2013, unless they have paid their rent on time to November 1, 2013.

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Adelle Guigon  
Deputy Rental Officer