

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and  
**MICHELLE COOKE**, 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 **INUVIK, NT.**

BETWEEN:

**NPR LIMITED PARTNERSHIP**

Applicant/Landlord

- and -

**MICHELLE COOKE**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 45(4)(d) of the *Residential Tenancies Act*, the respondent shall have the carpet in the premises and the affected areas in the hallway professionally cleaned and deodorized.

DATED at the City of Yellowknife, in the Northwest Territories this 29th day of October,  
2013.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and  
**MICHELLE COOKE**, 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-

**MICHELLE COOKE**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** September 18, 2013

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

**Appearances at Hearing:** Doreen Philippa Vos, representing the applicant  
Michelle Cooke, respondent

**Date of Decision:** September 18, 2013

**REASONS FOR DECISION**

The applicant alleged that the respondent had breached the tenancy agreement by failing to maintain the premises in a reasonable state of cleanliness. The applicant testified that they had entered the premises following complaints from other tenants about odour from the apartment. The applicant provided photographs of the apartment in evidence. The application sought an order terminating the tenancy agreement.

The photographs depict an apartment in an extremely filthy condition.

The respondent did not dispute the allegations. She stated that she had obtained a puppy which was not housetrained and was very destructive. She stated that she had been overwhelmed by the mess but had since gotten rid of the puppy and cleaned up the apartment.

The applicant acknowledged that the apartment had been cleaned up but that the carpet was still in poor condition and required professional cleaning and deodorizing. The applicant stated that they were willing to continue the tenancy provided the carpet in the apartment and in affected areas of the hallway were cleaned and deodorized.

I find the respondent in breach of her obligation to maintain the premises in a clean condition. An order shall issue requiring the respondent to have the carpet in the apartment and in the affected

area of the hallway (immediately outside the entrance to her apartment) professionally cleaned and deodorized.

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Hal Logsdon  
Rental Officer