

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and
KIMBERLY FRADSHAM, 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 -

KIMBERLY FRADSHAM

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 thousand seven hundred three dollars and forty five cents (\$4703.45).
2. Pursuant to sections 41(4)(c) and 83(2) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Apartment 10, 5023 - 48th Street, Yellowknife, NT shall be terminated on March 31, 2014 and the respondent shall vacate the premises on that date unless the rent arrears and the March, 2014 rent in the total amount of six thousand thirty eight dollars and forty five cents (\$6038.45) are paid in full.

DATED at the City of Yellowknife, in the Northwest Territories this 21st day of
February, 2014.

Hal Logsdon
Rental Officer

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and
KIMBERLY FRADSHAM, 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-

KIMBERLY FRADSHAM

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: February 19, 2014

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Wendy Hackett, representing the applicant
Kimberly Fradsham, respondent

Date of Decision: February 19, 2014

REASONS FOR DECISION

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

The applicant provided a statement of the rent account which indicated a balance of rent arrears in the amount of \$4703.45. The monthly rent for the premises is \$1335 and the applicant holds a security deposit of \$958.95.

The respondent did not dispute the allegations. She stated that she was getting a roommate who would help her with the monthly rent and was seeking other assistance. The applicant stated that they would agree to continue the tenancy provided the rent arrears and the March rent were paid in full on or before March 31, 2014.

I find the statement in order and find the rent arrears to be \$4703.45. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the rent arrears are promptly paid.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$4703.45 and terminating the tenancy agreement on March 31, 2014 unless the rent arrears and the rent for March, 2014 in the total amount of \$6038.45 are paid in full.

An eviction order to be effective on April 1, 2014 unless the rent arrears and the rent for March, 2014 in the total amount of \$6038.45 are paid in full on or before March 31, 2014 shall be issued separately.

Hal Logsdon
Rental Officer