

IN THE MATTER between **HAY RIVER MOBILE HOME PARK LTD.**, Applicant,
and **ALLAN BROWNING**, 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 **HAY RIVER, NT.**

BETWEEN:

HAY RIVER MOBILE HOME PARK LTD.

Applicant/Landlord

- and -

ALLAN BROWNING

Respondent/Tenant

EVICITION ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 63(4)(a) of the *Residential Tenancies Act*, the respondent shall be evicted from the premises known as 56-61 Woodland Drive, Hay River, NT on June 30, 2014.

DATED at the City of Yellowknife, in the Northwest Territories this 28th day of May,
2014.

Hal Logsdon
Rental Officer

IN THE MATTER between **HAY RIVER MOBILE HOME PARK LTD.**, Applicant,
and **ALLAN BROWNING**, 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:

HAY RIVER MOBILE HOME PARK LTD.

Applicant/Landlord

-and-

ALLAN BROWNING

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	May 21, 2014
<u>Place of the Hearing:</u>	Yellowknife, NT via teleconference
<u>Appearances at Hearing:</u>	Michelle Schaub, representing the applicant Allan Browning, respondent
<u>Date of Decision:</u>	May 28, 2014

REASONS FOR DECISION

This tenancy agreement was terminated by order on March 15, 2012 when the respondent failed to pay rent arrears of \$2520 (file #10-12614, filed on February 10, 2012). The rental premises consist of a lot in a mobile home park and the respondent failed to remove the mobile home from the lot. The applicant obtained an eviction order to be effective on July 10, 2012 (file #10-12890B, filed on June 27, 2012).

There was no evidence to indicate that a new tenancy agreement had been executed and the applicant testified that the tenancy agreement had not been reinstated. The applicant stated that the previous eviction order was not filed and had expired.

I find that the tenancy agreement has been terminated in accordance with the *Residential Tenancies Act* and that the eviction is still justified. An order shall issue evicting the respondent on June 30, 2014.

Hal Logsdon
Rental Officer