

IN THE MATTER between **PATTY KANAPETRADU**, Applicant, and **NADINE RALPH AND DARRELL RALPH**, Respondents;

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:

**PATTY KANAPETRADU**

Applicant/Landlord

- and -

**NADINE RALPH AND DARRELL RALPH**

Respondents/Tenants

**ORDER**

IT IS HEREBY ORDERED:

1. The application is dismissed.

DATED at the City of Yellowknife, in the Northwest Territories this 30th day of September, 2014.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **PATTY KANAPETRADU**, Applicant, and **NADINE RALPH AND DARRELL RALPH**, Respondents.

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:

**PATTY KANAPETRADU**

Applicant/Landlord

-and-

**NADINE RALPH AND DARRELL RALPH**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** August 27, 2014

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

**Appearances at Hearing:** Patty Kanapetradu, applicant  
Reigh-Leigh Foster, witness for the applicant  
Nadine Ralph, respondent  
Darrell Ralph, respondent

**Date of Decision:** September 3, 2014

**REASONS FOR DECISION**

The respondents took occupancy of premises consisting of a room located in the home of the applicant. The parties shared kitchen and laundry facilities. The tenancy agreement was verbal and the monthly rent for the premises was \$1000.

The relationship between the parties deteriorated on the day the tenants took occupancy, beginning with an argument concerning how to wash dishes. The applicant accused the respondents of being rude and offered to terminate the tenancy agreement and refund the rent money. The applicant filed an application on July 24, 2014 pursuant to sections 57 and 63 and sought an order terminating the tenancy agreement and evicting the respondents. The applicant later amended the application to include section 58.

A hearing was held on August 27, 2014. Clearly, neither party was happy with the arrangement, accusing each other of making their lives difficult regarding the use of the laundry room, kitchen and entrances to the house. The applicant's witness testified that the applicant was experiencing significant stress which was negatively affecting her work. The respondents have sent messages to the applicant stating that "you are making our lives a living hell ever since we've moved in..." and "the mental anguish you are putting us through isn't enjoyable...".

After much testimony and many accusations from both parties, the respondents indicated that they had found another place to rent and would be moving out on September 1, 2014. Clearly, the

landlord's application becomes moot if the respondents elect to terminate the tenancy agreement.

The matter was adjourned until September 3, 2014 at which time the hearing would continue unless the respondents elected to terminate the tenancy agreement.

The parties were contacted on September 2, 2014 and confirmed that the respondents had vacated the premises. The hearing was cancelled and the parties advised that the application would be dismissed.

The application is dismissed.

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Hal Logsdon  
Rental Officer