

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and
ANASTAZIE GOULET AND TOMMY SEQUIN, Respondents;

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter
R-5 (the "Act") as amended;

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 -

ANASTAZIE GOULET AND TOMMY SEQUIN

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of three thousand six hundred five dollars (\$3605.00).
2. Pursuant to section 41(4)(c) of the *Residential Tenancies Act* the tenancy agreement between the parties for the premises known as Apartment 301, 5009 - 52nd Avenue, Yellowknife, NT shall be terminated on October 31, 2014 and the respondents shall vacate the premises on that date.

DATED at the City of Yellowknife, in the Northwest Territories this 15th day of October,
2014.

Hal Logsdon
Rental Officer

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and
ANASTAZIE GOULET AND TOMMY SEQUIN, 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:

NPR LIMITED PARTNERSHIP

Applicant/Landlord

-and-

ANASTAZIE GOULET AND TOMMY SEQUIN

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: October 8, 2014

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Aya Burshan, representing the applicant
Anastazie Goulet, respondent
Tommy Sequin, respondent

Date of Decision: October 8, 2014

REASONS FOR DECISION

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent and by repeatedly disturbing other tenants in the residential complex. The applicant sought an order requiring the respondents to pay the alleged rent arrears and terminating the tenancy agreement and evicting the respondents.

The applicant provided a statement of the rent account which indicated a balance owing of \$3605. The monthly rent is \$1200. The respondents did not dispute the rent arrears. The respondents stated that they had been cut off from income security support for giving false information.

The applicant provided three written complaints from other tenants in the residential complex concerning incidents of disturbance in September, 2013. The respondents acknowledged the disturbances and stated that they wanted to move out and get a fresh start.

I find the statement in order and find rent arrears of \$3605. I also find the respondents in breach of their obligation to not disturb other tenants in the residential complex. The respondents show little interest in addressing the rent arrears or continuing the tenancy agreement.

An order shall issue requiring the respondents to pay the applicant rent arrears of \$3605 and terminating the tenancy agreement on October 31, 2014. An eviction order to be effective on

November 1, 2014 shall be issued separately.

Hal Logsdon
Rental Officer