

IN THE MATTER between **AB** , Applicant, and **EA**, 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:

AB

Applicant/Landlord

-and-

EA

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	January 11, 2018
<u>Place of the Hearing:</u>	Yellowknife, NT
<u>Appearances at Hearing:</u>	HC, representing the applicant
<u>Date of Decision:</u>	January 11, 2018

REASONS FOR DECISION

The respondent was served with a filed application and Notice of Attendance by email on October 24, 2018. The respondent failed to appear at the hearing and the hearing was held in his absence.

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent on the days it was due. The applicant stated that the rent account is currently up to date and withdrew their request for termination of the tenancy agreement and eviction, seeking only an order requiring the respondent to pay future rent on time.

The applicant provided a statement of the rent account which indicated that rent was frequently in arrears. The written tenancy agreement between the parties, entered in evidence by the applicant, requires the monthly rent be paid on the first day of every month.

I find the respondent in breach of his obligation to pay the monthly rent on the days it is due. An order shall issue requiring the respondent to pay future rent on time.

Hal Logsdon
Rental Officer