

IN THE MATTER between **X.Y.**, Applicant, and **D.L.**, 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:

X.Y.

Applicant/Landlord

-and-

D.L.

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: April 19, 2018

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: A.B., representing the applicant
D.L., respondent

Date of Decision: April 19, 2018

REASONS FOR DECISION

The applicant alleged that the respondent had breached a rule established by the landlord to follow directions issued with regard to any pest control issue and sought an order to comply with all future directions regarding pest control.

The applicant testified that the rental premises had become infested with bedbugs and that the applicant failed to follow the directions given to her by the pest control company, making the eradication of the insects more difficult. The applicant provided memos from the pest control company outlining the difficulties he had with the bedbug problem in the respondent's apartment due to her failure to follow his instructions.

The respondent did not dispute the allegations. She appeared sincere in her desire to eradicate the pests and outlined the anxiety they had caused her. She stated how difficult it had been to strictly comply with the instructions given to her, but pledged to cooperate in the future. The applicant acknowledged that the effort required to eradicate the pests was onerous and disruptive but emphasized the importance of tenant cooperation to eliminate the spread of the insects.

The landlord has established rules concerning pest extermination and has provided these to tenants in writing. In my opinion, they are entirely reasonable and therefore enforceable. In these matters, it is essential that both parties, landlord and tenant, cooperate to resolve the problem. The landlord must bear the cost of extermination and the tenant must follow the direction of the exterminator to ensure the treatments are effective.

I find the respondent in breach of the rule. An order shall issue requiring the respondent to comply and to not breach the rule again.

Hal Logsdon
Rental Officer