

IN THE MATTER between **X.Y.**, Applicant, and **R.G. AND H.D.**, 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-

R.G. AND H.D.

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: May 9, 2018

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: B.L., representing the applicant

C.D., representing the applicant

R.G., respondent

H.D., respondent

Date of Decision: May 9, 2018

REASONS FOR DECISION

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent and sought an order requiring the respondents to pay the alleged rent arrears and terminating the tenancy agreement and evicting the respondents unless the rent arrears were paid.

The style of cause of this order was amended from the application to reflect the legal name of one of the respondents as set out on the tenancy agreement.

The tenancy agreement was assigned to the respondents on October 1, 2016.

The applicant provided a copy of the resident ledger in evidence which indicated a balance of rent and penalties for late rent in the amount of \$8075.75. The tenancy agreement between the parties sets out the monthly rent as \$1650 and requires payment of the rent in advance on the first day of every month.

H.D. stated that she moved out of the apartment in February, 2018 but had not sought to remove her name from the tenancy agreement by assignment to H.G.. H.G indicated that he wished to continue the tenancy.

I find the resident ledger in order and find the penalties for late rent to be within the limitations imposed by the *Residential Tenancies Act*. I find the rent arrears and penalties to be \$8075.75. In my opinion, there are sufficient grounds to terminate the tenancy agreement and evict the residents unless the rent arrears are promptly paid. I find H.D. and R.G. jointly and severally responsible for the payment of the rent arrears.

An order shall issue requiring the respondents to pay the applicant rent arrears and penalties for late rent in the amount of \$8075.75. The order shall terminate the tenancy agreement on May 31, 2018 unless the rent arrears are paid in full. An eviction order to become effective on June 1, 2018 unless the rent arrears of \$8075.75 are paid on or before May 31, 2018 shall also issue.

Hal Logsdon
Rental Officer