

IN THE MATTER between **X.Y.**, Applicant, and **D.V. AND B.M.**, 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:

**X.Y.**

Applicant/Landlord

-and-

**D.V. AND B.M.**

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

**Date of Decision:** May 9, 2018

**REASONS FOR DECISION**

The respondents were served with Notices of Attendance and filed applications by email but failed to appear at the hearing. The hearing was held in their absence.

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 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 \$3890. The tenancy agreement between the parties sets out the monthly rent as \$1995 and requires payment of the rent in advance on the first day of every month.

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 \$3890. In my opinion, there are sufficient grounds to terminate the tenancy agreement and evict the respondents unless the rent arrears are promptly paid.

An order shall issue requiring the respondents to pay the applicant rent arrears and penalties for late rent in the amount of \$3890 and to pay future rent on time. 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 \$3890 are paid on or before May 31, 2018 shall also issue.

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Hal Logsdon  
Rental Officer