

IN THE MATTER between **NTHC**, Applicant, and **MAM**, 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:

**NTHC**

Applicant/Landlord

-and-

**MAM**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** February 8, 2022

**Place of the Hearing:** Yellowknife, Northwest Territories

**Appearances at Hearing:** AS, representing the Applicant  
MM, Respondent

**Date of Decision:** February 8, 2022

**REASONS FOR DECISION**

The tenancy agreement between the parties is monthly and commenced on October 4, 2019. The premises are subsidized public housing contained in a triplex residential complex.

The Applicant alleged that the Respondent had repeatedly disturbed other tenants in the residential complex and sought an order to comply with her obligation to not disturb other tenants, not to breach that obligation again, and to terminate the tenancy agreement if another disturbance occurred.

The Applicant provided detailed notes concerning the alleged disturbances as well as several notices served on the Respondent concerning the alleged disturbances. Rental Officer Order #16830 written February 21, 2020, terminated the tenancy on May 31, 2020, unless there were no further disturbances. The Respondent apparently complied with the order and the tenancy agreement continued. The Applicant testified that the Respondent appeared to be making a sincere effort to respect her neighbours' quiet enjoyment of the residential premises.

The Respondent did not dispute the allegations.

I find the Respondent in breach of her obligation to not disturb other tenants. In my opinion, there are sufficient grounds to terminate the tenancy agreement if the Respondent continues to disturb her neighbours.

An order shall issue requiring the Respondent to comply with her obligation to not disturb other tenants and not create any disturbances in the future. The order shall terminate the tenancy agreement on May 31, 2022, unless no further disturbances caused by the Respondent or persons permitted on the premises by the Respondent have been reported to the Applicant. An eviction order shall take effect on June 1, 2020, if the tenancy agreement is terminated by this order.

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Hal Logsdon  
Rental Officer