

IN THE MATTER between **JAN VAN VLIET**, Applicant, and **TANVEER QAISAR**, 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, regarding the rental premises at **YELLOWKNIFE, NT**.

BETWEEN:

**JAN VAN VLIET**

Applicant/Landlord

- and -

**TANVEER QAISAR**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of seven hundred dollars (\$700.00).

DATED at the City of Yellowknife, in the Northwest Territories this 26th day of July, 2007.

Hal Logsdon  
Rental Officer

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AND IN THE MATTER of a Hearing before **Hal Logsdon**, Rental Officer.

BETWEEN:

**JAN VAN VLIET**

Applicant/Landlord

-and-

**TANVEER QAISAR**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** July 11, 2007  
**Place of the Hearing:** Yellowknife, NT  
**Appearances at Hearing:** Jan van Vliet, applicant (by telephone)  
**Date of Decision:** July 26, 2007

**REASONS FOR DECISION**

The respondent was served with a Notice of Attendance sent by registered mail to the rental premises. The respondent failed to appear at the hearing and the hearing was held in his absence.

The applicant rented a house to four joint tenants who shared the rent and utilities. The applicant stated that the respondent left the premises on or about November 30, 2006. The respondent's room was shown to prospective occupants but was not re-rented until January, 2007. As a consequence the respondent's share of the rent and utilities was not remitted to the applicant. The applicant sought an order requiring the respondent to pay the unpaid portion of the rent and utilities for December, 2006.

The applicant testified that the respondent's share of the rent was \$520 plus \$180 for utilities for a total of \$700.

The respondent, being a joint tenant, is jointly and severally liable for the payment of the rent. As the remaining joint tenants did not pay the respondent's "share" of the rent for December, 2006, the landlord may seek the rent arrears from any of the joint tenants. He has chosen to file against the respondent.

I find the respondent in breach of his obligation to pay rent and find the rent arrears to be \$700.

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An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$700.

Hal Logsdon  
Rental Officer

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