

N.W.T. RENTAL OFFICE

NORTHWEST TERRITORIES RENTAL OFFICE

PHONE: (867) 920-8047
TOLL FREE: 1-800-661-0760

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June 14, 2011

NPR Limited Partnership
PO Box 2560
Inuvik NT X0E 0T0

Dear Sir/Madam:

Re: *Residential Tenancies Act*
NPR Limited Partnership v. Benjamin Goose
Our File: #20-12195

Enclosed herewith are an Order and Reasons for Decision made by the Rental Officer of the Northwest Territories. Please be advised that Section 85 of the *Residential Tenancies Act* states:

"An order or a decision of a rental officer is binding on the parties."

and Section 87(1) states:

"A landlord or tenant affected by an order of a rental officer may, within fourteen days after being served a copy of the order, appeal the order by originating notice to a judge of the Supreme Court."

Une traduction peut être fournie sur demande. Translation is available. If you need service in another language, or have any further questions, please contact our office at (867) 920-8047 or toll free at 1-800-661-0760.

Sincerely,

Kim Powless
Rental Office Administrator

Enclosures

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and **BENJAMIN GOOSE**, Respondent;

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter R-5 (the "Act") and amendments thereto;

AND IN THE MATTER of a Hearing before, **HAL LOGSDON**, Rental Officer, regarding the rental premises at **INUVIK, NT**.

BETWEEN:

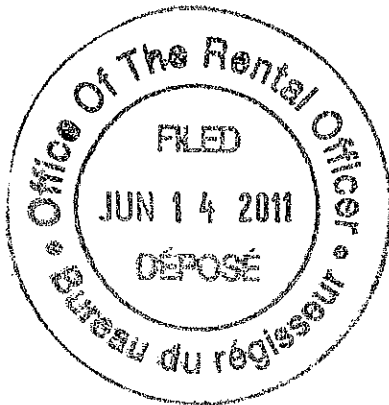
NPR LIMITED PARTNERSHIP

Applicant/Landlord

- and -

BENJAMIN GOOSE

Respondent/Tenant



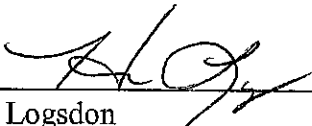
ORDER

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 one thousand seven hundred ninety four dollars and twenty one cents (\$1794.21).
2. Pursuant to sections 41(4)(c) and 83(2) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Apartment 25, 20 Tununuk Drive, Inuvik, NT shall be terminated on June 24, 2011 and the respondent shall vacate the premises on that date, unless the rent arrears are paid in full.
3. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent shall pay

future rent on time.

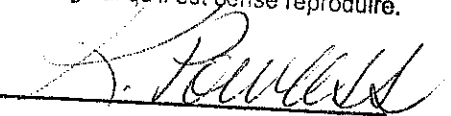
DATED at the City of Yellowknife, in the Northwest Territories this 14th day of June,
2011.



Hal Logsdon
Rental Officer

I hereby certify that the foregoing
is a true copy of the original of
which it purports to be a copy.

J'atteste par la présente que ce
qui suit est une copie authentique
de l'original qu'il est censé reproduire.



L. Russell

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and
BENJAMIN GOOSE, 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:

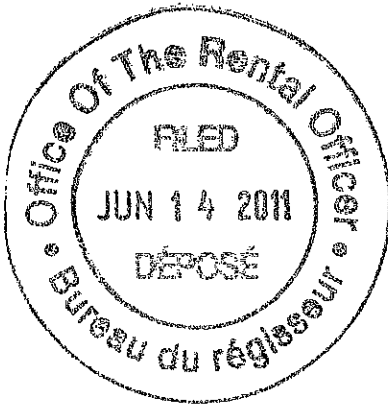
NPR LIMITED PARTNERSHIP

Applicant/Landlord

-and-

BENJAMIN GOOSE

Respondent/Tenant



REASONS FOR DECISION

Date of the Hearing: June 8, 2011

Place of the Hearing: Inuvik, NT

Appearances at Hearing: Lee Smallwood, representing the applicant
Benjamin Goose, respondent

Date of Decision: June 8, 2011

REASONS FOR DECISION

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

The applicant provided a statement of the rent account in evidence which indicated a balance of rent owing in the amount of \$1794.21.

The respondent did not dispute the allegation and stated that he could pay the rent arrears in full on or before June 24, 2011.

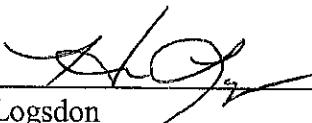
I find the statement in order and find the respondent in breach of his obligation to pay rent. I find the rent arrears to be \$1794.21. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the rent arrears are paid in full.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$1794.21 and terminating the tenancy agreement on June 24, 2011 unless that amount is paid in full.

An eviction order shall be issued separately and will become effective on June 25, 2011 if the respondent is still in possession and the rent arrears have not been paid in full on or before June

24, 2011.

Should the tenancy agreement continue, the respondent is also ordered to pay future rent on time.



Hal Logsdon
Rental Officer

I hereby certify that the foregoing
is a true copy of the original of
which it purports to be a copy.

J'atteste par la présente que ce
qui suit est une copie authentique
de l'original qu'il est censé reproduire.



K. Powell