

N.W.T. RENTAL OFFICE

NORTHWEST TERRITORIES RENTAL OFFICE

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

FAX: (867) 873-0489

June 14, 2011

NPR Limited Partnership  
PO Box 2560  
Inuvik NT X0E 0T0

Dear Sir/Madam:

Re: *Residential Tenancies Act*  
NPR Limited Partnership v. Doreen Manual and Joey Francis  
Our File: #20-12197

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

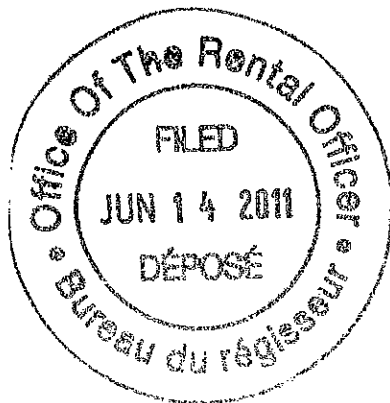
Enclosures

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and  
**DOREEN MANUAL AND JOEY FRANCIS**, Respondents;

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 -

**DOREEN MANUAL AND JOEY FRANCIS**

Respondents/Tenants

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of one thousand one hundred twenty one dollars and ninety nine cents (\$1121.99).
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 105, 20 Bootlake Road, Inuvik, NT shall be terminated on June 17, 2011 and the respondents shall vacate the premises on that date, unless the rent arrears are paid in full.

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

2011.

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.

Hal Logsdon  
Rental Officer

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and  
**DOREEN MANUAL AND JOEY FRANCIS**, 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-

**DOREEN MANUAL AND JOEY FRANCIS**

Respondents/Tenants



**REASONS FOR DECISION**

<b><u>Date of the Hearing:</u></b>	<b>June 8, 2011</b>
<b><u>Place of the Hearing:</u></b>	<b>Inuvik, NT</b>
<b><u>Appearances at Hearing:</u></b>	<b>Lee Smallwood, representing the applicant Doreen Manual, respondent Joey Francis, respondent</b>
<b><u>Date of Decision:</u></b>	<b>June 8, 2011</b>

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, terminating the tenancy agreement and evicting the respondents 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 \$1121.99.

The respondents did not dispute the allegation and stated that they could pay the rent arrears in full on or before June 17, 2011.

I find the statement in order and find the respondents in breach of their obligation to pay rent. I find the rent arrears to be \$1121.99. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the rent arrears are paid in full.

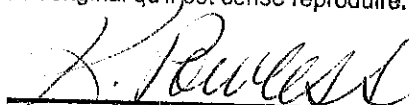
An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$1121.99 and terminating the tenancy agreement on June 17, 2011 unless that amount is paid in full.

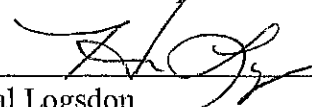
An eviction order shall be issued separately and will become effective on June 18, 2011 if the respondents are still in possession and the rent arrears have not been paid in full on or before

June 17, 2011.

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is a true copy of the original of  
which it purports to be a copy.

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qui suit est une copie authentique  
de l'original qu'il est censé reproduire.



  
\_\_\_\_\_  
Hal Logsdon  
Rental Officer