

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **SARAH PAPATSIE**, 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:

809656 ALBERTA LTD.

Applicant/Landlord

- and -

SARAH PAPATSIE

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 ninety five dollars (\$1095.00).
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 109, 5600-52 Avenue, Yellowknife, NT shall be terminated on April 30, 2002 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 all future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 10th day of April,
2002.

Hal Logsdon
Rental Officer

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BETWEEN:

809656 ALBERTA LTD.

Applicant/Landlord

-and-

SARAH PAPATSIE

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: April 9, 2002

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Leslie Cole, representing the applicant

Date of Decision: April 9, 2002

REASONS FOR DECISION

The respondent was served with a Notice of Attendance on April 1, 2002 but failed to appear at the hearing. The hearing was held in her absence.

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent. The applicant sought an order requiring the respondent to pay the alleged rent arrears and terminating the tenancy agreement if the arrears were not paid by April 30, 2002. The applicant provided a copy of the tenant ledger which indicated a balance of rent owing in the amount of \$1095.

I find the ledger in order and find that the respondent breached her obligation to pay rent. I find the rent arrears to be \$1095. In my opinion there are sufficient grounds to terminate the tenancy agreement between the parties unless the rent arrears are promptly paid.

An order shall be issued for the respondent to pay the applicant rent arrears in the amount of \$1095 and terminating the tenancy agreement on April 30, 2002 unless those arrears are paid in full. Should the tenancy agreement continue, the respondent shall also be ordered to pay all future rent on time.

Hal Logsdon
Rental Officer