

IN THE MATTER between **NORTHLAND MOBILE HOME PARK INC.**, Applicant,
and **BRIAN RUSSELL AND JUDY RUSSELL**, 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,
regarding the rental premises at **YELLOWKNIFE, NT.**

BETWEEN:

NORTHLAND MOBILE HOME PARK INC.

Applicant/Landlord

- and -

BRIAN RUSSELL AND JUDY RUSSELL

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 nine hundred ninety one dollars (\$1991.00).
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondents shall pay all future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 6th day of May,
2002.

Hal Logsdon
Rental Officer

IN THE MATTER between **NORTHLAND MOBILE HOME PARK INC.**, Applicant,
and **BRIAN RUSSELL AND JUDY RUSSELL**, 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:

NORTHLAND MOBILE HOME PARK INC.

Applicant/Landlord

-and-

BRIAN RUSSELL AND JUDY RUSSELL

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: May 1, 2002

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Leanne Dragon, representing the applicant

Date of Decision: May 1, 2002

REASONS FOR DECISION

The respondents were served with a Notices of Attendance on April 17, 2002 but failed to appear at the hearing. Mr. Russell notified the rental officer in writing that he was not able to attend the hearing but did not request a postponement. The hearing was held in their absence.

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 alleged rent arrears and to pay future rent on time. The applicant provided a copy of the tenant rent ledger which indicated a balance of rent owing in the amount of \$1991.

I find the respondents breached the tenancy agreement by failing to pay the lawful rent to the landlord. I find the rent arrears to be \$1991. An order shall be issued for the respondents to pay the applicant rent arrears in the amount of \$1991 and to pay all future rent on time.

Hal Logsdon
Rental Officer