

IN THE MATTER between **URBCO INC.**, Applicant, and **BRANDON BESARRA**,  
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:

**URBCO INC.**

Applicant/Landlord

- and -

**BRANDON BESARRA**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. 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 3rd day of May,  
2002.

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Hal Logsdon  
Rental Officer

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Applicant/Landlord

-and-

**BRANDON BESARRA**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** May 1, 2002

**Place of the Hearing:** Yellowknife, NT

**Appearances at Hearing:** Sharon Hysert, representing the applicant  
Kate Hurley, representing the applicant

**Date of Decision:** May 1, 2002

**REASONS FOR DECISION**

The respondent was served with a Notice of Attendance on April 21, 2002 but failed to appear at the hearing. The hearing was held in his absence.

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent on the days it was due and sought an order for the respondent to pay all future rent on time.

The applicant indicated that the rent was now current and that the Notice of Termination served on the respondent had been withdrawn. Copies of the tenant ledger and the tenancy agreement were provided as evidence and indicated that rent had not always been paid on the first day of each month as required by the written tenancy agreement between the parties.

I am satisfied that the respondent has breached the tenancy agreement by failing to pay rent on time. An order shall be issued for the respondent to pay all future rent on time.

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Hal Logsdon  
Rental Officer