

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **WILLIAM BARNEY AND ANNA MARIE HARDY**, 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:

809656 ALBERTA LTD.

Applicant/Landlord

- and -

WILLIAM BARNEY AND ANNA MARIE HARDY

Respondents/Tenants

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 two thousand five hundred ten dollars (\$2510.00).
2. Pursuant to sections 41(4)(c) and 83(2) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the rental premises known as Apartment 214, 5600 52nd Avenue, Yellowknife, NT shall be terminated on August 31, 2002 and the respondent shall vacate the rental 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 August, 2002.

Hal Logsdon
Rental Officer

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **WILLIAM BARNEY AND ANNA MARIE HARDY**, 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:

809656 ALBERTA LTD.

Applicant/Landlord

-and-

WILLIAM BARNEY AND ANNA MARIE HARDY

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: August 13, 2002

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Talib Rasheed, representing the applicant

Date of Decision: August 13, 2002

REASONS FOR DECISION

The respondents were served with Notices of Attendance on July 30, 2002 but failed to appear at the hearing. 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 the alleged rent arrears by August 31, 2002 and terminating the tenancy agreement between the parties unless the alleged arrears were paid in full. The applicant provided a copy of the tenant ledger which indicated a balance of rent owing in the amount of \$2510.

I find the respondent breached the tenancy agreement by failing to pay the lawful rent to the landlord. I find the ledger in order and the rent arrears to be \$2510. 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 requiring the respondent to pay the applicant rent arrears in the amount of \$2510 and terminating the tenancy agreement between the parties on August 31, 2002 unless those rent arrears are paid in full.

Hal Logsdon
Rental Officer