

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **WANDA BONNETROUGE**, 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 -

WANDA BONNETROUGE

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 one hundred fifty dollars (\$1150.00).
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 204, 42 Con Road, Yellowknife, NT shall be terminated on October 31, 2002, unless the rental 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 9th day of October, 2002.

Hal Logsdon
Rental Officer

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BETWEEN:

809656 ALBERTA LTD.

Applicant/Landlord

-and-

WANDA BONNETROUGE

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: **October 8, 2002**

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

Appearances at Hearing: **Trena Scott, representing the applicant**

Date of Decision: **October 8, 2002**

REASONS FOR DECISION

The respondent was served with a Notice of Attendance on September 25, 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 and sought an order requiring the respondent to pay alleged rent arrears and terminating the tenancy agreement between the parties. The applicant provided a copy of the tenant ledger which indicated a balance of rent owing in the amount of \$1150 which represented rent for the month of October, 2002.

I find the ledger in order and find that the respondent has breached the tenancy agreement by failing to pay the lawful rent to the landlord. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the rent arrears are promptly paid.

An order shall be issued requiring the respondent to pay the applicant rent arrears of \$1150 and terminating the tenancy agreement on October 31, 2002 unless those arrears are paid in full.

Should the tenancy continue, the respondent is also ordered to pay future rent on time.

Hal Logsdon
Rental Officer