

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and
CHRISTOPHER RIVETT, 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 -

CHRISTOPHER RIVETT

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).

DATED at the City of Yellowknife, in the Northwest Territories this 13th day of
November, 2002.

Hal Logsdon
Rental Officer

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BETWEEN:

809656 ALBERTA LTD.

Applicant/Landlord

-and-

CHRISTOPHER RIVETT

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: November 12, 2002

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Trena Scott, representing the applicant
Christopher Rivett, respondent

Date of Decision: November 12, 2002

REASONS FOR DECISION

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 the alleged rent arrears and terminating the tenancy agreement. The applicant provided a copy of the tenant ledger which indicated a balance of rent owing in the amount of \$1150.

The respondent did not dispute the allegations and indicated that he would be able to pay the arrears promptly.

The respondent noted that the ordered inspection and repairs to his bathroom floor had not been completed by the landlord (file #10-6901, dated March 15, 2002). The applicant stated that due to management changes, she was unaware of the order but would undertake the work immediately. Should the applicant fail to comply with the previous order by November 30, 2002, the respondent may file an application with a rental officer and further remedies will be considered. Further remedies available include abatement of rent and payment of rent to the rental officer.

In the matter of rent, I find the respondent breached his obligation to pay rent. I find the rent arrears to be \$1150. Due to the outstanding inspection and repairs, the applicant's request for an order terminating the tenancy agreement is denied. An order requiring the respondent to pay the applicant rent arrears in the amount of \$1150 shall be made.

Hal Logsdon
Rental Officer