

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **MARLA LOYER AND AARON MACKAY**, 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 -

MARLA LOYER AND AARON MACKAY

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 thirty nine dollars and seventy cents (\$1039.70).
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 301, 48 Con Road, Yellowknife, NT shall be terminated on January 31, 2003 and the respondents shall vacate the premises on that day, unless the rent arrears are paid in full.

DATED at the City of Yellowknife, in the Northwest Territories this 15th day of January, 2003.

Hal Logsdon
Rental Officer

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **MARLA LOYER AND AARON MACKAY**, 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-

MARLA LOYER AND AARON MACKAY

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: January 14, 2003

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Trena Scott, representing the applicant
Marla Loyer, respondent
Aaron Mackay, respondent

Date of Decision: January 14, 2003

REASONS FOR DECISION

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 and terminating the tenancy agreement between the parties unless the arrears were paid by January 31, 2003. The applicant provided a copy of the tenant ledger which indicated a balance of rent owing in the amount of \$1039.70.

The respondents did not dispute the allegations and indicated that they would be able to pay the arrears by January 31, 2003.

I find the ledger in order and find the amount of rent owing to be \$1039.70. In my opinion there are sufficient grounds to terminate the tenancy agreement unless the rent arrears are promptly paid. In my opinion the applicant's suggested date of January 31, 2003 is reasonable. An order shall be issued requiring the respondents to pay the applicant rent arrears in the amount of \$1039.70 and terminating the tenancy on January 31, 2003 unless the arrears are paid in full.

Hal Logsdon
Rental Officer