

IN THE MATTER between **DALLAS WEAVER**, Applicant, and **FERN HUOT AND BARB HUOT**, 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:

DALLAS WEAVER

Applicant/Landlord

- and -

FERN HUOT AND BARB HUOT

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 three thousand eight hundred dollars (\$3800.00).
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 1 Cameron Road, Yellowknife, NT shall be terminated on February 17, 2003 and the respondents shall vacate the premises on that date unless the rent arrears are paid in full.

DATED at the City of Yellowknife, in the Northwest Territories this 11th day of February, 2003.

Hal Logsdon
Rental Officer

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AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter R-5 (the "Act");

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BETWEEN:

DALLAS WEAVER

Applicant/Landlord

-and-

FERN HUOT AND BARB HUOT

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: February 11, 2003

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Jim Weller, representing the applicant
Fern Huot, respondent

Date of Decision: February 11, 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. The applicant alleged that rent in the amount of \$3800 was owing.

The respondent did not dispute the allegations and the parties consented to an order requiring the respondents to pay rent arrears in the amount of \$3800 and terminating the tenancy agreement on February 17, 2003 unless those arrears were paid in full.

I find the respondents breached the tenancy agreement by failing to pay the lawful rent to the landlord. I find the rent arrears to be \$3800. An order shall be issued requiring the respondents to pay the rent arrears and terminating the tenancy agreement on February 17, 2003 unless the arrears are paid in full.

Hal Logsdon
Rental Officer