

IN THE MATTER between **NORTHERN PROPERTY REIT**, Applicant, and **DAN VERMEULEN**, 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:

NORTHERN PROPERTY REIT

Applicant/Landlord

- and -

DAN VERMEULEN

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. 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 10th day of July, 2003.

Hal Logsdon
Rental Officer

IN THE MATTER between **NORTHERN PROPERTY REIT**, Applicant, and **DAN VERMEULEN**, 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.

BETWEEN:

NORTHERN PROPERTY REIT

Applicant/Landlord

-and-

DAN VERMEULEN

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: July 8, 2003

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Lucy Gillard, representing the applicant

Date of Decision: July 8, 2003

REASONS FOR DECISION

The respondent was served with a Notice of Attendance on July 2, 2003 but failed to appear at the hearing. The hearing was held in his absence.

The applicant stated that since the application was filed, the respondent has paid all of the outstanding rent. The applicant withdrew the request for an order terminating the tenancy agreement and sought only an order requiring the respondent to pay future rent on time.

The applicant provided a statement of the rent account and a copy of the written tenancy agreement in evidence. The tenancy agreement requires payment of rent in advance on the first day of each month. The statement indicates that a number of rent payments were not made in accordance with the tenancy agreement.

I find the respondent has breached the tenancy agreement by failing to make payments of rent on time. An order shall be issued requiring the respondent to pay future rent on time.

Hal Logsdon
Rental Officer