

IN THE MATTER between **NORTHERN PROPERTY LIMITED PARTNERSHIP**,
Applicant, and **EFFRAIN PERDOMO**, 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 LIMITED PARTNERSHIP

Applicant/Landlord

- and -

EFFRAIN PERDOMO

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 2nd day of
September, 2003.

Hal Logsdon
Rental Officer

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Applicant, and **EFFRAIN PERDOMO**, Respondent.

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BETWEEN:

NORTHERN PROPERTY LIMITED PARTNERSHIP

Applicant/Landlord

-and-

EFFRAIN PERDOMO

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: September 2, 2003

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Lucy Gillard, representing the applicant
Carolina Perdomo, representing the respondent

Date of Decision: September 2, 2003

REASONS FOR DECISION

The applicant testified that the respondent had failed to pay the rent on the days it was due and sought an order requiring the respondent to pay future rent on time.

The respondent did not dispute the allegations and indicated that the rent was paid by the church. She explained that the signing authorities were not always available to sign the cheque for the rent and consequently the rent cheque was often late. She indicated that the respondent had made necessary arrangements to ensure future rent was paid on time.

The written tenancy agreement between the parties requires the respondent to pay rent in advance on the first day of each month.

I find the respondent has breached the tenancy agreement by failing to pay the rent on the days it is due. An order shall be issued requiring the respondent to pay future rent on time.

Hal Logsdon
Rental Officer