

IN THE MATTER between **NORTHERN PROPERTY REIT**, Applicant, and
CATHERINE SZABO, 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 -

CATHERINE SZABO

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 nine hundred sixty dollars (\$960.00).
2. 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 3rd day of
September, 2003.

Hal Logsdon
Rental Officer

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CATHERINE SZABO, Respondent.

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter
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BETWEEN:

NORTHERN PROPERTY REIT

Applicant/Landlord

-and-

CATHERINE SZABO

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
Catherine Szabo, respondent

Date of Decision: September 2, 2003

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 to pay future rent on time. The applicant indicated that only the September rent of \$960 was due and withdrew the request for an order terminating the tenancy agreement.

The respondent did not dispute the allegations and indicated she was arranging for the direct deposit of the rent to the landlord's account.

I find the respondent breached the tenancy agreement by failing to pay the lawful rent to the landlord. I find the rent arrears to be \$960. An order shall be issued requiring the respondent to pay the applicant rent arrears in the amount of \$960 and to pay future rent on time.

Hal Logsdon
Rental Officer