

IN THE MATTER between **MATONABEE MANAGEMENT**, Applicant, and
LORRAINE BAYHA, 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:

MATONABEE MANAGEMENT

Applicant/Landlord

- and -

LORRAINE BAYHA

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 26th day of
September, 2003.

Hal Logsdon
Rental Officer

IN THE MATTER between **MATONABEE MANAGEMENT**, Applicant, and
LORRAINE BAYHA, 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:

MATONABEE MANAGEMENT

Applicant/Landlord

-and-

LORRAINE BAYHA

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: September 24, 2003

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Darrell Vikse, representing the applicant
Loraine Bayha, respondent

Date of Decision: September 24, 2003

REASONS FOR DECISION

The applicant indicated that since the application was made, the respondent had paid all outstanding rent in full. The applicant sought an order requiring the respondent to pay all future rent on time.

The applicant provided a copy of the written tenancy agreement between the parties which required the tenant to pay rent in advance on the first day of each month.

The respondent did not dispute the allegations.

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

Hal Logsdon
Rental Officer