

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **BEATRICE ALANIGAYOK AND RICHARD EPELON**, 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:

809656 ALBERTA LTD.

Applicant/Landlord

- and -

BEATRICE ALANIGAYOK AND RICHARD EPELON

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 four thousand fifty dollars (\$4050.00).
2. Pursuant to section 41(4)(c) and 83(2) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Apartment 311, 42 Con Road, Yellowknife, NT shall be terminated on November 21, 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 14th day of November, 2003.

Hal Logsdon
Rental Officer

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809656 ALBERTA LTD.

Applicant/Landlord

-and-

BEATRICE ALANIGAYOK AND RICHARD EPELON

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: November 12, 2003

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Talib Rasheed, representing the applicant

Date of Decision: November 12, 2003

REASONS FOR DECISION

The respondents were served with Notices of Attendance on November 3, 2003 but failed to appear at the hearing. The hearing was held in their absence.

The applicant alleged that the respondents breached the tenancy agreement by failing to pay the full amount of rent. The applicant sought an order requiring the respondents to pay the alleged rent arrears and terminating the tenancy agreement.

The applicant provided a statement of the rent account which indicated rent owing in the amount of \$4050. The statement indicates that no payments of rent have been made since August 8, 2003.

I find the statement in order. I find the respondents in breach of the tenancy agreement by failing to pay the lawful rent to the landlord. I find the rent arrears to be \$4050. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the arrears are promptly paid.

An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$4050 and terminating the tenancy agreement on November 21, 2003 unless the arrears are paid in full.

Hal Logsdon
Rental Officer