

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **ROSSLYN SNOW**, 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:

**809656 ALBERTA LTD.**

Applicant/Landlord

- and -

**ROSSLYN SNOW**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 84(3) of the *Residential Tenancies Act*, the previous order filed on September 29, 2003 (File #10-7558) is rescinded and the respondent shall pay the lump sum balance of the rent arrears in the amount of two thousand six hundred seventy five dollars (\$2675.00).
2. Pursuant to section 41(4)(c) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Apartment 110, 48 Con Road, Yellowknife, NT shall be terminated on December 19, 2003 and the respondent shall vacate the rental premises on that date.

DATED at the City of Yellowknife, in the Northwest Territories this 10th day of December, 2003.

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Hal Logsdon  
Rental Officer

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BETWEEN:

**809656 ALBERTA LTD.**

Applicant/Landlord

-and-

**ROSSLYN SNOW**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** December 9, 2003

**Place of the Hearing:** Yellowknife, NT

**Appearances at Hearing:** Talib Rasheed, representing the applicant

**Date of Decision:** December 9, 2003

**REASONS FOR DECISION**

The respondent was served with a Notice of Attendance on November 28, 2003 but failed to appear at the hearing. The hearing was held in her absence.

The applicant alleged that the respondent had failed to pay rent arrears in accordance with an order by a rental officer. The applicant sought an order rescinding the previous order and requiring the respondent to pay the lump sum balance of the alleged arrears and termination of the tenancy agreement.

A previous order was filed on September 29, 2003 ( File #10-7558) requiring the respondent to pay rent arrears of \$2000 in monthly installments of \$500 commencing on October 15, 2003 and to pay future rent on time. The applicant provided a copy of the tenant rent ledger which indicated a balance of rent owing in the amount of \$2675.

I find the respondent in breach of the previous order and find the rent arrears to be \$2675. In my opinion, there are sufficient grounds to terminate the tenancy agreement between the parties.

An order shall issue rescinding the previous order and ordering the respondent to pay the balance of the rent arrears in the amount of \$2675 and terminating the tenancy agreement between the parties on December 19, 2003. The respondent shall vacate the premises on or before that date.

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Hal Logsdon  
Rental Officer