

IN THE MATTER between **NORTHERN PROPERTY REIT**, Applicant, and **ANGIE MCCAULEY AND ERVAN MCCAULEY**, 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:

**NORTHERN PROPERTY REIT**

Applicant/Landlord

- and -

**ANGIE MCCAULEY AND ERVAN MCCAULEY**

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 one thousand one hundred seventy five dollars (\$1175.00).
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondents shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 20th day of December, 2004.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **NORTHERN PROPERTY REIT**, Applicant, and **ANGIE MCCAULEY AND ERVAN MCCAULEY**, 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.

BETWEEN:

**NORTHERN PROPERTY REIT**

Applicant/Landlord

-and-

**ANGIE MCCAULEY AND ERVAN MCCAULEY**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** December 16, 2004

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

**Appearances at Hearing:** Lucy Gillard, representing the applicant

**Date of Decision:** December 16, 2004

**REASONS FOR DECISION**

The respondents were served Notices of Attendance on December 1, 2004 but failed to appear at the hearing. The hearing was held in their absence.

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent. The applicant withdrew the request for an order terminating the tenancy agreement and sought an order requiring the respondents to pay the alleged arrears and to pay future rent on time.

The applicant provided a statement of the rent account which indicated a balance of rent owing in the amount of \$1175.

I find the statement in order and find the respondents in breach of their obligation to pay rent. I find the arrears to be \$1175. An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$1175 and to pay all future rent on time.

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Hal Logsdon  
Rental Officer