

IN THE MATTER between **NORTHERN PROPERTY LIMITED PARTNERSHIP**,
Applicant, and **PAM BALSILLIE AND BRAD LANDRY**, 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 LIMITED PARTNERSHIP

Applicant/Landlord

- and -

PAM BALSILLIE AND BRAD LANDRY

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 two thousand three hundred fifty dollars (\$2350.00).

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

Hal Logsdon
Rental Officer

IN THE MATTER between **NORTHERN PROPERTY LIMITED PARTNERSHIP**,
Applicant, and **PAM BALSILLIE AND BRAD LANDRY**, 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 LIMITED PARTNERSHIP

Applicant/Landlord

-and-

PAM BALSILLIE AND BRAD LANDRY

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 2 and December 6, 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 and sought an order requiring the respondents to pay the alleged rent arrears. The applicant stated that the tenants had vacated the premises. The applicant provided a statement of the rent account in evidence that indicated a balance of rent owing in the amount of \$2350. The applicant stated they had estimated repairs which were necessary due to tenant damages but had not prepared a final invoice. The applicant stated they had no security deposit.

I find the rent statement in order and find the respondents in breach of their obligation to pay rent. I find the rent arrears to be \$2350. An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$2350. The applicant may make a future application when the repair and cleaning costs are finalized, provided such an application is made within six months of the end of the tenancy agreement.

Hal Logsdon
Rental Officer