

IN THE MATTER between **N.W.T. COMMUNITY SERVICES CORPORATION**,  
Applicant, and **BEVERLY MITCHELL**, 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:

**N.W.T. COMMUNITY SERVICES CORPORATION**

Applicant/Landlord

- and -

**BEVERLY MITCHELL**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of four thousand forty six dollars and fifty cents (\$4046.50).
2. 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 6th day of January,  
2005.

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Hal Logsdon  
Rental Officer

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Applicant, and **BEVERLY MITCHELL**, 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:

**N.W.T. COMMUNITY SERVICES CORPORATION**

Applicant/Landlord

-and-

**BEVERLY MITCHELL**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** January 5, 2005

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

**Appearances at Hearing:** Gail Leonardis, representing the applicant

**Date of Decision:** January 5, 2005

**REASONS FOR DECISION**

The respondent was served with a Notice of Attendance on December 19, 2004 but failed to appear at the hearing. The hearing was held in her absence.

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

The applicant provided a statement of the rent account which indicated a balance owing as at November 5, 2004 in the amount of \$3496.50. The applicant testified that since that date, the December, 2004 rent had become due and was paid in full and the January, 2005 rent had become due and has remained unpaid. The applicant testified that the January, 2005 rent was \$550, bringing the balance owing to \$4046.50.

I find the ledger in order and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$4046.50. An order shall issue requiring the respondent to pay the rent arrears and to pay future rent on time.

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Hal Logsdon  
Rental Officer