

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **MATT BROWN AND DONNA BROWN**, 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 -

MATT BROWN AND DONNA BROWN

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. 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 29th day of March, 2005.

Hal Logsdon
Rental Officer

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **MATT BROWN AND DONNA BROWN**, 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:

809656 ALBERTA LTD.

Applicant/Landlord

-and-

MATT BROWN AND DONNA BROWN

Respondents/Tenants

REASONS FOR DECISION

<u>Date of the Hearing:</u>	March 21, 2005
<u>Place of the Hearing:</u>	Yellowknife, NT
<u>Appearances at Hearing:</u>	Louisa Lucas, representing the applicant Matt Brown, respondent
<u>Date of Decision:</u>	March 21, 2005

REASONS FOR DECISION

The applicant stated that since the application was filed on February 22, 2005, the rent had been paid in full. The applicant withdrew the request for termination of the tenancy agreement and sought an order requiring the respondents to pay future rent on time.

The applicant provided a copy of the tenant ledger in evidence which indicated that the rent had not been paid on or before the first day of each month as required by the written tenancy agreement between the parties.

The respondent did not dispute the allegations.

I find the respondents have breached the tenancy agreement by failing to pay the rent on time. An order shall issue requiring the respondents to pay future rent on time.

Hal Logsdon
Rental Officer