

IN THE MATTER between **NORTHERN PROPERTY LIMITED PARTNERSHIP**,
Applicant, and **MIKE DUGGAN AND PATRICIA DUGGAN**, 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 -

MIKE DUGGAN AND PATRICIA DUGGAN

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 three hundred dollars (\$300.00).
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 6th day of April,
2005.

Hal Logsdon
Rental Officer

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BETWEEN:

NORTHERN PROPERTY LIMITED PARTNERSHIP

Applicant/Landlord

-and-

MIKE DUGGAN AND PATRICIA DUGGAN

Respondents/Tenants

REASONS FOR DECISION

<u>Date of the Hearing:</u>	April 5, 2005
<u>Place of the Hearing:</u>	Yellowknife, NT
<u>Appearances at Hearing:</u>	Lucy Gillard, representing the applicant Mike Duggan, respondent
<u>Date of Decision:</u>	April 5, 2005

REASONS FOR DECISION

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay the full amount of rent. The applicant withdrew the request for an order terminating the tenancy and sought an order requiring the respondents 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 of rent owing in the amount of \$300.00.

The respondent did not dispute the allegation and stated he would pay the balance of the arrears promptly.

I find the respondents in breach of their obligation to pay rent and find the rent arrears to be \$300.00. An order shall issue requiring the respondents to pay the applicant the rent arrears of \$300.00 and to pay future rent on time.

Hal Logsdon
Rental Officer