

IN THE MATTER between **NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**, Applicant, and **JOMIE MIKE AND JEELA MANIAPIK**, 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 REAL ESTATE INVESTMENT TRUST

Applicant/Landlord

- and -

JOMIE MIKE AND JEELA MANIAPIK

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 6th day of April, 2005.

Hal Logsdon
Rental Officer

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NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST

Applicant/Landlord

-and-

JOMIE MIKE AND JEELA MANIAPIK

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: April 5, 2005

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Lucy Gillard, representing the applicant

Date of Decision: April 5, 2005

REASONS FOR DECISION

The respondents were served with Notices of Attendance on March 27, 2005 but failed to appear at the hearing. The hearing was held in their absence.

The applicant testified that since the application was filed, the respondents had paid all outstanding rent. The applicant withdrew the request for an order terminating the tenancy and sought only an order requiring the respondents to pay future rent on time.

The applicant provided a statement of the rent account which indicated that the rent had not always been paid on the first day of the month as required by the written tenancy agreement between the parties.

I find the respondents in breach of their obligation to pay rent on the days it is due. An order shall issue requiring the respondents to pay future rent on time.

Hal Logsdon
Rental Officer