

IN THE MATTER between **NORTHERN PROPERTY LIMITED PARTNERSHIP**,
Applicant, and **ERNIE ABEL**, 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:

NORTHERN PROPERTY LIMITED PARTNERSHIP

Applicant/Landlord

- and -

ERNIE ABEL

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. 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 14th day of May,
2005.

Hal Logsdon
Rental Officer

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BETWEEN:

NORTHERN PROPERTY LIMITED PARTNERSHIP

Applicant/Landlord

-and-

ERNIE ABEL

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: May 12, 2005

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Krista Cooper, representing the applicant
Ernie Abel, respondent

Date of Decision: May 12, 2005

REASONS FOR DECISION

The applicant alleged that the respondent had failed to pay the rent on the days it was due and sought an order requiring the respondent to pay future rent on time. The applicant stated that the respondent had paid all rent arrears and withdrew the request to terminate the tenancy agreement. The applicant provided a statement of the rent account and the tenancy agreement in evidence.

The respondent did not dispute the allegations.

The written tenancy agreement between the parties obligates the tenant to pay rent monthly in advance. The rent statement indicated that the rent had not always been paid on time.

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

Hal Logsdon
Rental Officer