

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **JOANNE SINGH**, 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:

809656 ALBERTA LTD.

Applicant/Landlord

- and -

JOANNE SINGH

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 one thousand one hundred ten dollars (\$1110.00).
2. Pursuant to sections 41(4)(c) and 83(2) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Apartment 404, 42 Con Road, Yellowknife, NT shall be terminated on June 30, 2005 and the respondent shall vacate the premises on that date, unless the rent arrears are paid in full.

3. 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 15th day of June, 2005.

Hal Logsdon
Rental Officer

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AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter R-5 (the "Act");

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BETWEEN:

809656 ALBERTA LTD.

Applicant/Landlord

-and-

JOANNE SINGH

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: June 14, 2005

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: David Beckwith, representing the applicant

Date of Decision: June 14, 2005

REASONS FOR DECISION

The respondent was served with a Notice of Attendance by registered mail, confirmed delivered, but failed to appear at the hearing. The hearing was held in her absence.

The applicant alleged that the respondent breached the tenancy agreement by failing to pay rent and sought an order requiring the respondent to pay the alleged arrears and terminating the tenancy agreement unless the arrears were promptly paid.

The applicant provided a copy of the rent ledger in evidence which indicated a balance of rent owing in the amount of \$1110.

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 \$1110. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the balance of rent owing is promptly paid.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$1110 and terminating the tenancy agreement between the parties on June 30, 2005 unless the arrears are paid in full.

Should the tenancy continue, the respondent is also order to pay future rent on time.

Hal Logsdon
Rental Officer