

IN THE MATTER between **HAY RIVER MOBILE HOME PARK LTD.**, Applicant,
and **MAUREEN MONKMAN AND NORMA HARRIS**, 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 **HAY RIVER, NT.**

BETWEEN:

HAY RIVER MOBILE HOME PARK LTD.

Applicant/Landlord

- and -

MAUREEN MONKMAN AND NORMA HARRIS

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 one thousand six hundred ninety five dollars (\$1695.00).
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 13th day of April,
2006.

Hal Logsdon
Rental Officer

IN THE MATTER between **HAY RIVER MOBILE HOME PARK LTD.**, Applicant,
and **MAUREEN MONKMAN AND NORMA HARRIS**, Respondents.

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter
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BETWEEN:

HAY RIVER MOBILE HOME PARK LTD.

Applicant/Landlord

-and-

MAUREEN MONKMAN AND NORMA HARRIS

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: April 4, 2006

Place of the Hearing: Hay River, NT via teleconference

Appearances at Hearing: Michelle Schaub, representing the applicant

Date of Decision: April 4, 2006

REASONS FOR DECISION

The respondents were served with Notices of Attendance sent by registered mail to the rental premises. The applicant testified that the respondents were still in possession of the premises. The respondents failed to appear at the hearing and the hearing was held in their absence.

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent 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 as at February 1, 2006 in the amount of \$1815. The applicant testified that since that date, the March, 2006 rent and the April 2006 rent had come due and one payment of \$1000 was made on March 8, 2006, bringing the balance owing to \$1695. The monthly rent for the mobile home lot is \$440.

I find the statement in order and find the respondents in breach of their obligation to pay rent. I find the rent arrears to be \$1695.

An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$1695 and to pay future rent on time.

Hal Logsdon
Rental Officer