

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **PATRICIA ABEL AND NICHOLAS ROSSETTI**, 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:

809656 ALBERTA LTD.

Applicant/Landlord

- and -

PATRICIA ABEL AND NICHOLAS ROSSETTI

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 19th day of December, 2006.

Hal Logsdon
Rental Officer

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **PATRICIA ABEL AND NICHOLAS ROSSETTI**, Respondents.

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-

PATRICIA ABEL AND NICHOLAS ROSSETTI

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: December 13, 2006

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Mikail Aslam, representing the applicant
Patricia Abel, respondent
Nicholas Rossetti, respondent

Date of Decision: December 13, 2006

REASONS FOR DECISION

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay the rent on the days it was due. The applicant stated that since the application was made, all of the outstanding rent had been paid in full. The applicant withdrew the request for an order terminating the tenancy agreement and sought an order requiring the respondents to pay future rent on time.

A copy of the rent ledger was provided in evidence which indicated that the rent had not always been paid in the days it was due. The tenancy agreement between the parties obligates the tenant to pay the monthly rent in advance.

The respondents did not dispute the allegations.

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

Hal Logsdon
Rental Officer