

IN THE MATTER between **NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**, Applicant, and **ROBERT BELANGER**, 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 **INUVIK, NT**.

BETWEEN:

NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST

Applicant/Landlord

- and -

ROBERT BELANGER

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 1st day of September, 2006.

Hal Logsdon
Rental Officer

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BETWEEN:

NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST

Applicant/Landlord

-and-

ROBERT BELANGER

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: August 22, 2006

Place of the Hearing: Inuvik, NT

Appearances at Hearing: Darrin Holmes, representing the applicant
Robert Belanger, respondent

Date of Decision: August 22, 2006

REASONS FOR DECISION

The applicant stated that all outstanding rent had been paid in full and withdrew the request for an order terminating the tenancy agreement. The applicant alleged that previous rent had not been paid on time and sought an order requiring the respondent to pay future rent on time

The written tenancy agreement between the parties requires that rent be paid monthly in advance. The applicant provided a statement of the rent in evidence which indicated that the rent had not always been paid monthly in advance.

The respondent did not dispute the allegations.

I find the respondent has breached the tenancy by failing to pay the rent on the days it is due. An order shall issue requiring the respondent to pay future rent on time.

Hal Logsdon
Rental Officer