

IN THE MATTER between **NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**, Applicant, and **AUTOMOTIVE PLUS LIMITED**, 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 REAL ESTATE INVESTMENT TRUST**

Applicant/Landlord

- and -

**AUTOMOTIVE PLUS LIMITED**

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 three hundred dollars (\$1300.00).

DATED at the City of Yellowknife, in the Northwest Territories this 1st day of June, 2007.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**, Applicant, and **AUTOMOTIVE PLUS LIMITED**, Respondent.

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AND IN THE MATTER of a Hearing before **Hal Logsdon**, Rental Officer.

BETWEEN:

**NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**

Applicant/Landlord

-and-

**AUTOMOTIVE PLUS LIMITED**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** May 22, 2007

**Place of the Hearing:** Yellowknife, NT

**Appearances at Hearing:** Julia O'Brien, representing the applicant

**Date of Decision:** May 22, 2007

**REASONS FOR DECISION**

The respondent was served with a Notice of Attendance sent by registered mail to the rental premises. The respondent failed to appear at the hearing and the hearing was held in their absence.

The applicant stated that the landlord's legal name was incorrectly stated on the application and asked that the style of cause of the order reflect the legal name of the applicant, Northern Property Real Estate Investment Trust. The style of cause of the order shall be amended accordingly.

The tenancy agreement between the parties was terminated on or about April 30, 2007 when the respondent vacated the premises. The applicant alleged that the pre-authorized payment for the April, 2007 rent was not honoured by the bank. The applicant stated that they did not have a security deposit. The applicant sought an order requiring the respondent to pay the outstanding April rent of \$1275 plus a \$25 service charge. A statement of the rent account was provided in evidence.

I find the statement in order and find the respondent in breach of their obligation to pay rent. I find the rent arrears to be \$1300. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$1300.

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Hal Logsdon  
Rental Officer