

IN THE MATTER between **NORTH SLAVE HOUSING CORPORATION**,
Applicant, and **ROSE-ANN MCPHERSON**, 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:

NORTH SLAVE HOUSING CORPORATION

Applicant/Landlord

- and -

ROSE-ANN MCPHERSON

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 seven hundred sixty three dollars (\$763.00).
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 56 Bromley Drive, Yellowknife, NT shall be terminated on August 17, 2007 and the respondent shall vacate the premises on that date, unless the rent arrears and the August, 2007 rent in the total amount of two thousand one hundred sixty dollars (\$2160.00) are paid in full.

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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 1st day of August, 2007.

Hal Logsdon
Rental Officer

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Applicant, and **ROSE-ANN MCPHERSON**, Respondent.

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

NORTH SLAVE HOUSING CORPORATION

Applicant/Landlord

-and-

ROSE-ANN MCPHERSON

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: July 31, 2007

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Nancy Peel, representing the applicant

Date of Decision: July 31, 2007

REASONS FOR DECISION

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

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

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$763. The applicant stated that the monthly rent for the premises is \$1397.

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 \$763. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the rent arrears are promptly paid.

An order shall issue requiring the respondent to pay rent arrears in the amount of \$763 and terminating the tenancy agreement on August 17, 2007 unless the rent arrears and the August, 2007 rent in the total amount of \$2160 are paid in full. The order shall also require the respondent to pay future rent on time.

Hal Logsdon
Rental Officer