

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **CECILIA EYAKFWO**, 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:

**809656 ALBERTA LTD.**

Applicant/Landlord

- and -

**CECILIA EYAKFWO**

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 2nd day of August, 2007.

---

Hal Logsdon  
Rental Officer

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **CECILIA EYAKFWO**, 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.

BETWEEN:

**809656 ALBERTA LTD.**

Applicant/Landlord

-and-

**CECILIA EYAKFWO**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** July 31, 2007

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

**Appearances at Hearing:** Heather Sheppard, representing the applicant  
Cecilia Eyakfwo, respondent

**Date of Decision:** July 31, 2007

**REASONS FOR DECISION**

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent on the days it is due. The applicant stated that all outstanding rent had been paid in full and withdrew their request for an order terminating the tenancy agreement in favour of an order requiring the respondent to pay future rent on time.

The respondent provided a copy of the tenant ledger which indicated that the rent was often more than 30 days in arrears.

Three previous orders have been issued requiring the respondent to pay rent arrears. Two of those orders also ordered the respondent to pay future rent on time. There should be no requirement for another order to pay the rent on time, however I shall do so in the hope the respondent takes the order seriously. There may be a time when the landlord tires of making applications in order to collect the rent and wishes to proceed with termination of the tenancy agreement

I find the respondent in breach of her obligation to pay the monthly rent on time. An order shall issue requiring the respondent to pay all future rent on time.

---

Hal Logsdon  
Rental Officer