

IN THE MATTER between **NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**, Applicant, and **CLAUDE RODRIQUEZ**, 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 -

CLAUDE RODRIQUEZ

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 7th day of June, 2007.

Hal Logsdon
Rental Officer

IN THE MATTER between **NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**, Applicant, and **CLAUDE RODRIQUEZ**, 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:

NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST

Applicant/Landlord

-and-

CLAUDE RODRIQUEZ

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: June 5, 2007

Place of the Hearing: Inuvik, NT

Appearances at Hearing: Darrin Holmes, representing the applicant

Date of Decision: June 5, 2007

REASONS FOR DECISION

The respondent was served with a Notice of Attendance by registered mail at his usual address.

The respondent failed to appear at the hearing and the hearing was held in his absence.

The applicant stated that since the application was made all rent had been paid in full. The applicant withdrew their request for an order terminating the tenancy agreement and sought only an order requiring the respondent to pay future rent on time.

The applicant provided a statement of the rent account and the written tenancy agreement in evidence which indicated that the rent had not always been paid monthly in advance as required.

I find the respondent in breach of his obligation 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