

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)(a) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of two thousand nine hundred eighty dollars (\$2980.00).
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 Apartment 306, 42 Con Road, Yellowknife, NT shall be terminated on May 31, 2008 and the respondent shall vacate the premises on that date, unless the rent arrears are paid in full.

DATED at the City of Yellowknife, in the Northwest Territories this 27th day of May, 2008.

Hal Logsdon
Rental Officer

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **CECILLIA 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-

CECILLIA EYAKFWO

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: May 20, 2008

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Aleem Shivji, representing the applicant
Cecillia Eyakfwo, respondent

Date of Decision: May 20, 2008

REASONS FOR DECISION

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 which indicated a balance of rent owing in the amount of \$2980. The ledger indicates that no rent has been paid since February 27, 2008.

The respondent did not dispute the allegations and indicated she could pay the rent arrears by the end of May, 2008. The applicant indicated that this would be satisfactory in order to continue the tenancy agreement.

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 \$2980. 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 the applicant rent arrears in the amount of \$2980 and terminating the tenancy agreement on May 31, 2008 unless the rent arrears are paid in full.

The decision was made known to the parties at the conclusion of the hearing.

Hal Logsdon
Rental Officer
