

IN THE MATTER between **MIDWEST PROPERTY MANAGEMENT**, Applicant, and **KITIK TAPTOONA AND SUSIE TAPTOONA**, Respondents;

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:

**MIDWEST PROPERTY MANAGEMENT**

Applicant/Landlord

- and -

**KITIK TAPTOONA AND SUSIE TAPTOONA**

Respondents/Tenants

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of three thousand two hundred seventy five dollars (\$3275.00).
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 102, 5304 - 49th Street, Yellowknife, NT shall be terminated on June 27, 2008 and the respondents shall vacate the premises on that date, unless the rent arrears are paid in full.

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3. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondents shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 11th day of June, 2008.

Hal Logsdon  
Rental Officer

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BETWEEN:

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Applicant/Landlord

-and-

**KITIK TAPTOONA AND SUSIE TAPTOONA**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** June 10, 2008

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

**Appearances at Hearing:** Bradley Pond, representing the applicant

**Date of Decision:** June 10, 2008

**REASONS FOR DECISION**

The respondents were served with Notices of Attendance sent by registered mail and confirmed delivered. The respondents failed to appear at the hearing and the hearing was held in their absence.

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent and sought an order requiring the respondents to pay the alleged rent arrears and terminating the tenancy agreement unless the rent arrears were paid in full.

The applicant provided a statement which indicated a balance of rent owing in the amount of \$3275. The applicant also provided a letter from Yellowknife Health and Social Service Authority confirming that they would pay back rent in the amount of \$1950.

I find the statement in order and find the respondents in breach of their obligation to pay rent. I find the rent arrears to be \$3275. 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 respondents to pay the applicant rent arrears in the amount of \$3275 and terminating the tenancy agreement on June 27, 2008 unless the rent arrears are paid in full. Should the tenancy agreement continue, the respondents are also ordered to pay future rent on time.

Hal Logsdon  
Rental Officer

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