

IN THE MATTER between **NORTHERN PROPERTY LIMITED PARTNERSHIP**,
Applicant, and **HEATHER CLOUTER**, 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:

NORTHERN PROPERTY LIMITED PARTNERSHIP

Applicant/Landlord

- and -

HEATHER CLOUTER

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 9th day of July, 2008.

Hal Logsdon
Rental Officer

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BETWEEN:

NORTHERN PROPERTY LIMITED PARTNERSHIP

Applicant/Landlord

-and-

HEATHER CLOUTER

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: July 2, 2008

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Michelle Loyer, representing the applicant
Heather Clouter, respondent

Date of Decision: July 2, 2008

REASONS FOR DECISION

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay the rent on the days it was due and sought an order requiring the respondent to pay future rent on time. The applicant stated that the rent was paid in full and withdrew the request for an order terminating the tenancy agreement.

The written tenancy agreement between the parties obligates the tenant to pay the monthly rent in advance. A statement of the rent account, entered in evidence by the applicant indicates that the rent has not always been paid in advance.

The respondent did not dispute the allegations but stated that she always paid the monthly rent during the month it was due.

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

Hal Logsdon
Rental Officer
