

IN THE MATTER between **NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**, Applicant, and **HERB THIEM**, 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 REAL ESTATE INVESTMENT TRUST

Applicant/Landlord

- and -

HERB THIEM

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) and 83(2) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of one thousand four hundred dollars (\$1400.00) in accordance with the following schedule:
 - a) One payment of four hundred sixty six dollars (\$466.00) due no later than September 15, 2008,
 - b) one payment of four hundred sixty seven dollars (\$467.00) due no later than October 15, 2008 and,
 - c) one payment of four hundred sixty seven dollars (\$467.00) due no later than November 15, 2008.

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2. 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 26th day of August, 2008.

Hal Logsdon
Rental Officer

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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-

HERB THIEM

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: August 20, 2008

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Rosetta Morales, representing the applicant
Connie Diener, representing the applicant
Herb Thiem, respondent

Date of Decision: August 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, terminating the tenancy agreement and to pay future rent on time.

The applicant provided a statement of the rent which indicated a balance owing of \$1400.

The respondent did not dispute the allegations and offered to pay the monthly rent on time and to pay the rent arrears in three monthly installments. The applicant agreed to the arrangement and withdrew the request to terminate the tenancy agreement in favour of an order requiring the respondent to pay the arrears in three monthly payments and to pay the monthly rent on time.

I find the statement in order and find the respondent in breach of his obligation to pay rent. I find the rent arrears to be \$1400. An order shall issue requiring the respondent to pay the monthly rent on time and pay the rent arrears in three monthly payments, in accordance with the following schedule:

- a) One payment of four hundred sixty six dollars (\$466.00) due no later than
September 15, 2008,
- b) one payment of four hundred sixty seven dollars (\$467.00) due no later than
October 15, 2008 and,
- c) one payment of four hundred sixty seven dollars (\$467.00) due no later than

November 15, 2008.

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

Hal Logsdon
Rental Officer
