

IN THE MATTER between **NORTHERN PROPERTY LIMITED PARTNERSHIP**,  
Applicant, and **NINA STUBBERT AND LEO MANNING**, 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:

**NORTHERN PROPERTY LIMITED PARTNERSHIP**

Applicant/Landlord

- and -

**NINA STUBBERT AND LEO MANNING**

Respondents/Tenants

**ORDER**

IT IS HEREBY ORDERED:

1. 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 23rd day of January,  
2008.

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Hal Logsdon  
Rental Officer

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BETWEEN:

**NORTHERN PROPERTY LIMITED PARTNERSHIP**

Applicant/Landlord

-and-

**NINA STUBBERT AND LEO MANNING**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** January 15, 2008

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

**Appearances at Hearing:** Julia O'Brien, representing the applicant  
Nina Stubbert, respondent

**Date of Decision:** January 15, 2008

**REASONS FOR DECISION**

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

The applicant provided a statement of the rent and the tenancy agreement in evidence. The evidence indicates that the rent is due in advance each month and has not always been paid on time.

The respondent did not dispute the allegations.

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

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Hal Logsdon  
Rental Officer