

IN THE MATTER between **NORTHERN PROPERTY LIMITED PARTNERSHIP**,
Applicant, and **PETER BEGGAIR**, 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 -

PETER BEGGAIR

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 43(3)(d) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Apartment 5, 5023 48th Street, Yellowknife, NT shall be terminated on March 31, 2008 and the respondent shall vacate the premises on that date.

DATED at the City of Yellowknife, in the Northwest Territories this 20th day of March,
2008.

Hal Logsdon
Rental Officer

IN THE MATTER between **NORTHERN PROPERTY LIMITED PARTNERSHIP**,
Applicant, and **PETER BEGGAIR**, 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:

NORTHERN PROPERTY LIMITED PARTNERSHIP

Applicant/Landlord

-and-

PETER BEGGAIR

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	March 18, 2008
<u>Place of the Hearing:</u>	Yellowknife, NT
<u>Appearances at Hearing:</u>	Julia O'Brien, representing the applicant Peter Beggair, respondent
<u>Date of Decision:</u>	March 18, 2008

REASONS FOR DECISION

The applicant alleged that the respondent had breached the tenancy agreement by repeatedly disturbing other tenants in the residential complex. The applicant served a notice of early termination on the respondent on January 24, 2008 seeking vacant possession of the premises on February 4, 2008. The respondent has remained in possession. The applicant sought an order terminating the tenancy agreement.

The applicant provided numerous incident reports in evidence outlining alleged incidents of disturbance. The applicant also provided copies of notices which were sent to the respondent advising him of the disturbances.

The respondent did not dispute the allegations and stated that he intended to vacate the premises at the end of March, 2008. The parties consented to an order terminating the tenancy agreement on that date.

I find the respondent in breach of his obligation to not disturb other tenants. An order shall issue terminating the tenancy agreement on March 31, 2008.

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

Hal Logsdon
Rental Officer