

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **PETER STIOPU**, 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:

809656 ALBERTA LTD.

Applicant/Landlord

- and -

PETER STIOPU

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of four thousand six hundred forty dollars (\$4640.00).
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 203, 42 Con Road, Yellowknife, NT shall be terminated on November 30, 2008 and the respondent shall vacate the premises on that date unless a payment of no less than four thousand dollars (\$4000.00) is made to the applicant.
3. 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 203, 42 Con Road, Yellowknife, NT shall be terminated on December 15, 2008 and the respondent shall vacate the premises on that date unless the remainder of the rent arrears and the rents for November and December, 2008 in the total amount of three thousand two hundred ninety dollars (\$3290.00) are paid in full.

DATED at the City of Yellowknife, in the Northwest Territories this 17th day of October, 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:

809656 ALBERTA LTD.

Applicant/Landlord

-and-

PETER STIOPU

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: **October 14, 2008**

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Aleem Shivji, representing the applicant
Peter Stiopu, respondent

Date of Decision: **October 14, 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 and terminating the tenancy agreement.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$4640.

The respondent did not dispute the allegations and stated that he could pay the arrears by December, 2008. The applicant stated that he would agree provided a payment of at least \$4000 was received before November 30, 2008 and that the rent arrears and the rents for November and December, 2008 were paid in full by December 15, 2008. The parties agreed on the plan to pay the arrears.

I find the ledger in order and find the respondent in breach of his obligation to pay rent. I find the rent arrears to be \$4640. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the rent arrears are paid in accordance with the agreement between the parties.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$4640. The tenancy agreement shall be terminated on November 30, 2008 unless at least \$4000 of the arrears are paid by that date. The remaining rent arrears (\$640) plus the rents for

November (\$1325) and December (\$1325) shall be paid on or before December 15, 2008, otherwise the tenancy agreement shall be terminated on that date.

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

Hal Logsdon
Rental Officer