

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **VIOLET BISCAYE**, 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 -

VIOLET BISCAYE

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 13th day of March, 2009.

Hal Logsdon
Rental Officer

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **VIOLET BISCAYE**, 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:

809656 ALBERTA LTD.

Applicant/Landlord

-and-

VIOLET BISCAYE

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: March 11, 2009

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Aleem Sivji, representing the applicant

Date of Decision: March 11, 2009

REASONS FOR DECISION

The respondent was served with a Notice of Attendance sent by registered mail to the rental premises but failed to appear at the hearing. The hearing was held in her absence.

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

The applicant provided a statement of the rent account in evidence. The rent statement indicates that the rent has not always been paid on time.

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

Hal Logsdon
Rental Officer