

IN THE MATTER between **HAY RIVER MOBILE HOME PARK LTD.**, Applicant,
and **ALCIDE GAGNON**, 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 **HAY RIVER, NT.**

BETWEEN:

HAY RIVER MOBILE HOME PARK LTD.

Applicant/Landlord

- and -

ALCIDE GAGNON

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 one thousand eight hundred eighty dollars (\$1880.00).
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 19th day of April,
2009.

Hal Logsdon
Rental Officer

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BETWEEN:

HAY RIVER MOBILE HOME PARK LTD.

Applicant/Landlord

-and-

ALCIDE GAGNON

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: April 15, 2009

Place of the Hearing: Hay River, NT via teleconference

Appearances at Hearing: Michelle Schaub, representing the applicant
Alcide Gagnon, respondent

Date of Decision: April 15, 2009

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 to pay future rent on time. The premises consist of a lot for a mobile home.

The applicant provided a statement of the rent account in evidence which indicated a balance as at March 1, 2009 in the amount of \$1640. The applicant testified that since that date the April, 2009 rent of \$240 had come due and no payments had been received, bringing the balance owing to \$1880.

The respondent did not dispute the allegations.

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 \$1880.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$1880 and to pay future rent on time.

Hal Logsdon
Rental Officer