

IN THE MATTER between **AHMED ELSAIS**, Applicant, and **ARTHER SMITH**,  
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 **INUVIK, NT.**

BETWEEN:

**AHMED ELSAIS**

Applicant/Landlord

- and -

**ARTHER SMITH**

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 two hundred fifty dollars (\$1250.00.)
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 17th day of June,  
2009.

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Hal Logsdon  
Rental Officer

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AND IN THE MATTER of a Hearing before **Hal Logsdon**, Rental Officer.

BETWEEN:

**AHMED ELSAIS**

Applicant/Landlord

-and-

**ARTHER SMITH**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:**                      **June 16, 2009**

**Place of the Hearing:**                      **Inuvik, NT via teleconference**

**Appearances at Hearing:**                      **Gafar Karmalla, representing the applicant**  
   **Arther Smith, respondent**

**Date of Decision:**                      **June 16, 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 in a mobile home park.

The applicant's representative stated that the respondent had failed to pay any rent for the months of June and July, 2008 and April, May and June, 2009. The monthly rent for the premises is \$250, bringing the balance owing to \$1250.

The respondent did not dispute the allegations.

I find the respondent in breach of his obligation to pay rent and find the rent arrears to be \$1250.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$1250 and to pay future rent on time.

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Hal Logsdon  
Rental Officer