

IN THE MATTER between **TARA VISTA HOLDINGS LTD.**, Applicant, and **VITA MORIN**, 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:

TARA VISTA HOLDINGS LTD.

Applicant/Landlord

- and -

VITA MORIN

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 9th day of October, 2009.

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");

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BETWEEN:

TARA VISTA HOLDINGS LTD.

Applicant/Landlord

-and-

VITA MORIN

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: **October 7, 2009**

Place of the Hearing: **Yellowknife, NT**

Appearances at Hearing: **Darren Pelly, representing the applicant
Vita Morin, respondent**

Date of Decision: **October 7, 2009**

REASONS FOR DECISION

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

The respondent did not dispute that the rent had not been paid on time in the past.

The written tenancy agreement between the parties obligates the tenant to pay the monthly rent in advance. The statement of the rent account supports the applicant's allegation.

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

Hal Logsdon
Rental Officer