

IN THE MATTER between **NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**, Applicant, and **LORNA LOREEN**, 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:

NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST

Applicant/Landlord

- and -

LORNA LOREEN

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 43(3)(a) and 43(3)(b) of the *Residential Tenancies Act*, the respondent shall comply with her obligation to not disturb other tenants and shall not create any disturbances in the future.

DATED at the City of Yellowknife, in the Northwest Territories this 30th day of October, 2009.

Hal Logsdon
Rental Officer

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BETWEEN:

NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST

Applicant/Landlord

-and-

LORNA LOREEN

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: **October 30, 2009**

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

Appearances at Hearing: **Lee Smallwood, representing the applicant**
 Lorna Loreen, respondent
 Michael Rilling, joint tenant

Date of Decision: **October 30, 2009**

REASONS FOR DECISION

The applicant alleged that the respondent had breached the tenancy agreement by disturbing other tenants in the residential complex and sought an order requiring the respondent to comply with her obligation to not disturb other tenants and to not create any disturbances in the future.

The applicant stated that there had been no disturbances in the past month and withdrew his request for an order terminating the tenancy agreement.

The tenancy agreement is between the applicant and Lorna Loreen and Michael Rilling as joint tenants although the application was filed against only Ms Loreen.

Mr. Rilling appeared at the hearing and testified that the disturbances were created by him alone and that Ms Loreen was not involved at all. He acknowledged that his activities had been disturbing and apologized to the applicant.

I find that some disturbance was created albeit not directly by the respondent. Nevertheless, she is jointly and severally responsible for the obligations of the tenant. An order shall issue requiring the respondent to comply with her obligation to not disturb other tenants and to not create any disturbance in the future.

Hal Logsdon
Rental Officer