

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **GORDON SNOW AND YVONNE SNOW**, Respondents;

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 -

**GORDON SNOW AND YVONNE SNOW**

Respondents/Tenants

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to sections 41(4)(a) and 83(2) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of two thousand one hundred dollars (\$2100.00) in accordance with the following schedule:
  - a) One payment of one thousand two hundred dollars (\$1200.00) due on March 5, 2010.
  - b) One payment of two hundred dollars (\$200.00) due on March 31, 2010.
  - c) One payment of two hundred dollars (\$200.00) due on April 30, 2010.
  - d) One payment of two hundred dollars (\$200.00) due on May 31, 2010.
  - e) One payment of two hundred dollars (\$200.00) due on June 30, 2010.

f) One payment of one hundred dollars (\$100.00) due on July 31, 2010.

2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondents shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 10th day of March, 2010.

---

Hal Logsdon  
Rental Officer

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **GORDON SNOW AND YVONNE SNOW**, Respondents.

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-

**GORDON SNOW AND YVONNE SNOW**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** March 3, 2010

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

**Appearances at Hearing:** Aleem Shivji, representing the applicant  
Yvonne Snow, respondent

**Date of Decision:** March 3, 2010

**REASONS FOR DECISION**

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent and sought an order requiring the respondents to pay the alleged rent arrears and termination of the tenancy agreement unless the rent arrears were paid in full.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$2100.

The respondent did not dispute the allegations and stated that she could pay \$1200 the next day and the rent plus an additional \$200 each month until the rent arrears were paid in full. The applicant agreed to continue the tenancy agreement provided the rent arrears were paid in accordance with the respondent's proposal.

I find the ledger in order and find the respondents in breach of their obligation to pay rent. I find the rent arrears to be \$2100. An order shall issue requiring the respondents to pay the applicant the rent arrears in accordance with the following schedule:

- a) One payment of \$1200.00 due on March 5, 2010.
- b) One payment of \$200.00 due on March 31, 2010.
- c) One payment of \$200.00 due on April 30, 2010.
- d) One payment of \$200.00 due on May 31, 2010.
- e) One payment of \$200.00 due on June 30, 2010.

- f) One payment of \$100.00 due on July 31, 2010.

Should the respondents fail to pay the rent arrears in accordance with this order or fail to pay the monthly rent on time, the applicant may file another application seeking the full payment of any remaining amount and termination of the tenancy agreement.

This decision was made known to the parties at the conclusion of the hearing

---

Hal Logsdon  
Rental Officer