

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **IVY KAVANNA**, 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:

**809656 ALBERTA LTD.**

Applicant/Landlord

- and -

**IVY KAVANNA**

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 four hundred forty seven dollars and sixty six cents (\$1447.66).

DATED at the City of Yellowknife, in the Northwest Territories this 3rd day of May, 2010.

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Hal Logsdon  
Rental Officer

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BETWEEN:

**809656 ALBERTA LTD.**

Applicant/Landlord

-and-

**IVY KAVANNA**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** April 14, 2010

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

**Appearances at Hearing:** Aleem Shivji, representing the applicant

**Date of Decision:** April 14, 2010

**REASONS FOR DECISION**

The respondent was served with a Notice of Attendance sent by registered mail. The respondent failed to appear at the hearing and the hearing was held in her absence.

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. The residential complex was sold on April 1, 2010.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$1447.66.

I find the ledger in order and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$1447.66.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$1447.66.

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Hal Logsdon  
Rental Officer