

IN THE MATTER between **HAY RIVER MOBILE HOME PARK LTD.**, Applicant,  
and **ALCIDE GAGNON**, Respondent;

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter  
R-5 (the "Act") and amendments thereto;

AND IN THE MATTER of a Hearing before, **HAL LOGSDON**, Rental Officer,  
regarding the rental premises at **HAY RIVER, NT.**

BETWEEN:

**HAY RIVER MOBILE HOME PARK LTD.**

Applicant/Landlord

- and -

**ALCIDE GAGNON**

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 six hundred eighty dollars (\$1680.00).
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 7th day of October,  
2010.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **HAY RIVER MOBILE HOME PARK LTD.**, Applicant,  
and **ALCIDE GAGNON**, 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.

BETWEEN:

**HAY RIVER MOBILE HOME PARK LTD.**

Applicant/Landlord

-and-

**ALCIDE GAGNON**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:**                      **October 6, 2010**

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

**Appearances at Hearing:**                      **Michelle Schaub, representing the applicant**

**Date of Decision:**                      **October 6, 2010**

**REASONS FOR DECISION**

The respondent was served with a Notice of Attendance sent by registered mail and confirmed delivered. The respondent failed to appear at the hearing and the hearing was held in his 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 and to pay future rent on time. The premises consist of a lot in a mobile home park.

The applicant provided a statement of the rent account in evidence which indicated a balance of rent owing as at August 1, 2010 in the amount of \$1200. A copy of the tenancy agreement provided in evidence confirmed that the monthly rent was \$240 and that the rent was due on the first day of every month. The applicant testified that since the statement was created the September and October, 2010 rent had come due and no payments had been received bringing the balance owing to \$1680.

I find the statement in order and find the respondent in breach of his obligation to pay rent. I find the rent arrears to be \$1680. An order shall issue requiring the respondent to pay the applicant rent arrears of \$1680 and to pay future rent on time.

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Hal Logsdon  
Rental Officer