

IN THE MATTER between **HAY RIVER MOBILE HOME PARK LTD.**, Applicant,
and **FREEMAN SMITH**, 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 -

FREEMAN SMITH

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 four hundred twenty dollars (\$420.00).
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 20th day of
November, 2010.

Hal Logsdon
Rental Officer

IN THE MATTER between **HAY RIVER MOBILE HOME PARK LTD.**, Applicant,
and **FREEMAN SMITH**, 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-

FREEMAN SMITH

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: November 17, 2010

Place of the Hearing: Hay River, NT via teleconference

Appearances at Hearing: Michelle Schaub, representing the applicant

Date of Decision: November 17, 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. Prior to the hearing, the respondent contacted the rental officer and informed him that he had no dispute with the allegations and did not intend to appear at the hearing to offer any defence.

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 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 owing as at October 7, 2010 of \$720. The applicant testified that since that date the November, 2010 of \$240 had come due and three payments totalling \$540 had been made, bringing the balance owing to \$420.

I find the respondent in breach of his obligation to pay rent. I find the rent arrears to be \$420.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$420 and to pay future rent on time.

Hal Logsdon
Rental Officer