

IN THE MATTER between **5655 NWT LTD.**, Applicant, and **BEAU CHRISTENSEN AND JENNA CONRAD**, Respondents;

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

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

BETWEEN:

5655 NWT LTD.

Applicant/Landlord

- and -

BEAU CHRISTENSEN AND JENNA CONRAD

Respondents/Tenants

EVICTON ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 63(4)(a) of the *Residential Tenancies Act*, the respondents shall be evicted from the premises known as 304 Bellanca Avenue, Yellowknife, NT forthwith.

DATED at the City of Yellowknife, in the Northwest Territories this 12th day of November, 2010.

Hal Logsdon
Rental Officer

IN THE MATTER between **5655 NWT LTD.**, Applicant, and **BEAU CHRISTENSEN AND JENNA CONRAD**, 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:

5655 NWT LTD.

Applicant/Landlord

-and-

BEAU CHRISTENSEN AND JENNA CONRAD

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: November 10, 2010

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Lynn Elkin, representing the applicant
Ted Studer, representing the applicant

Date of Decision: November 10, 2010

REASONS FOR DECISION

The respondents were personally served with a Notice of Attendance but failed to appear at the hearing. The hearing was held in their absence.

An order (file #10-11693, filed on October 1, 2010) terminated the tenancy agreement between the parties on October 1, 2010 unless the respondents established an account for electricity, paid any outstanding balance on that account and paid an outstanding balance of penalties for late rent.

The applicant testified that the order had not been satisfied. A statement of account was provided by the applicant in evidence which indicated that the applicant continues to receive electrical bills and that the penalties have remained outstanding. The applicant testified that the respondents remain in possession of the premises.

I find that the previous order was not satisfied resulting in the termination of the tenancy agreement on October 1, 2010.

In my opinion, the eviction is justified. The respondents have breached a material term of the tenancy agreement and have failed to comply with an order issued by a rental officer.

An order shall issue ordering the eviction of the respondents forthwith.

Hal Logsdon
Rental Officer