

IN THE MATTER between **HAY RIVER HOUSING AUTHORITY**, Applicant, and
ELAINE LAROCQUE AND BYRON BROCKWAY, 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 **HAY RIVER, NT**.

BETWEEN:

HAY RIVER HOUSING AUTHORITY

Applicant/Landlord

- and -

ELAINE LAROCQUE AND BYRON BROCKWAY

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 1A Neville Place, Hay River, NT on January 22, 2011.

DATED at the City of Yellowknife, in the Northwest Territories this 7th day of January,
2011.

Hal Logsdon
Rental Officer

IN THE MATTER between **HAY RIVER HOUSING AUTHORITY**, Applicant, and
ELAINE LAROCQUE AND BYRON BROCKWAY, 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:

HAY RIVER HOUSING AUTHORITY

Applicant/Landlord

-and-

ELAINE LAROCQUE AND BYRON BROCKWAY

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: January 6, 2011

Place of the Hearing: Hay River, NT via teleconference

Appearances at Hearing: Christine Smith, representing the applicant

Date of Decision: January 6, 2011

REASONS FOR DECISION

The tenancy agreement between the applicant and Elaine Larocque will be terminated on January 21, 2011 by order of a Rental Officer (file #10-11869, filed on January 7, 2011).

In my opinion, the eviction is justified for the following reasons:

The respondent, Elaine Larocque breached the tenancy agreement by failing to pay rent.

The respondent, Elaine Larocque also breached a previous order requiring her to pay rent arrears and pay the monthly rent on time. Following January 21, 2011 (the termination date) the applicant should be put in possession of the premises if the respondents fail to vacate.

Section 62(3)(a) permits an applicant to seek the termination of a tenancy agreement and eviction with a single application.

Hal Logsdon
Rental Officer