

IN THE MATTER between **NORTHERN PROPERTY LIMITED PARTNERSHIP**,
Applicant, and **JANINE SHAE**, 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:

NORTHERN PROPERTY LIMITED PARTNERSHIP

Applicant/Landlord

- and -

JANINE SHAE

Respondent/Tenant

EVICITION ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 63(4)(a) and 83(2) of the *Residential Tenancies Act*, the tenant shall be evicted from the premises known as Apartment 305, 490 Range Lake Road, Yellowknife, NT on February 12, 2011 unless the rent arrears of three thousand five hundred eight dollars and eighty seven cents (\$3508.87) are paid on or before February 11, 2011.

DATED at the City of Yellowknife, in the Northwest Territories this 3rd day of February,
2011.

Hal Logsdon
Rental Officer

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BETWEEN:

NORTHERN PROPERTY LIMITED PARTNERSHIP

Applicant/Landlord

-and-

JANINE SHAE

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: February 1, 2011

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Rosetta Morales, representing the applicant

Date of Decision: February 1, 2011

REASONS FOR DECISION

The tenancy agreement between the parties will be terminated by order on February 11, 2011 unless the respondent pays the applicant rent arrears of \$3508.87 on or before that date.

In my opinion the eviction is justified unless the rent arrears are paid in full. The arrears represent almost three months of unpaid rent.

Section 62(3)(a) of the *Residential Tenancies Act* permits an applicant to seek a termination order and an eviction order with a single application.

The applicant is willing to continue the tenancy agreement provided the rent arrears are promptly paid. Section 83(2) of the *Residential Tenancies Act* permits a rental officer to include this condition on an eviction order.

Hal Logsdon
Rental Officer