

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and
PATRICK MCLEOD, 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 **INUVIK, NT**.

BETWEEN:

NPR LIMITED PARTNERSHIP

Applicant/Landlord

- and -

PATRICK MCLEOD

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 41(4)(a) and 83(2) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of five thousand seven hundred seventy one dollars and eighty six cents (\$5771.86). The rent arrears shall be paid in monthly installments of no less than eight hundred dollars (\$800.00) payable on the last day of every month until the rent arrears are paid in full. The first payment shall be due on July 31, 2011.
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent shall pay future rent on time.

3. Pursuant to sections 41(4)(c) and 83(2) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Apartment 208, 20 Bootlake Road, Inuvik, NT shall be terminated on July 1, 2011 and the respondent shall vacate the premises on that date, unless a payment of one thousand seventy five dollars (\$1075.00) representing the July 2011 rent is paid on or before that date.

DATED at the City of Yellowknife, in the Northwest Territories this 16th day of June,
2011.

Hal Logsdon
Rental Officer

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and
PATRICK MCLEOD, 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:

NPR LIMITED PARTNERSHIP

Applicant/Landlord

-and-

PATRICK MCLEOD

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: June 8, 2011

Place of the Hearing: Inuvik, NT

Appearances at Hearing: Lee Smallwood, representing the applicant
Patrick McLeod, respondent

Date of Decision: June 8, 2011

REASONS FOR DECISION

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, terminating the tenancy agreement and evicting the respondent.

The applicant provided a statement of the rent account which indicated a balance owing of \$5771.86. The applicant stated that the full security deposit had been paid. The monthly rent for the premises is \$1075.

The respondent did not dispute the allegations. He stated that he had been laid off but was now back at work and could pay the monthly rent plus an additional \$800 each month until the rent arrears were paid in full. The applicant also stated that he would be able to pay the July, 2011 rent on time but would not be able to pay the additional \$800 until his next pay in July. The applicant agreed to continue the tenancy provided the monthly rent was paid on time and the arrears payments were made at the end of each month commencing in July, 2011.

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 \$5771.86. An order shall issue requiring the respondent to pay the monthly rent on time and to pay the arrears in monthly payments of at least \$800 no later than the last day of every month until the rent arrears are paid in full. The first payment shall be due on July 31, 2011. The order shall also terminate the tenancy agreement on July 1, 2011 unless a payment

representing the July, 2011 rent is paid on or before that date.

Should the respondent fail to make the payment of the July, 2011 rent, fail to pay the monthly rent on time, or fail to pay the rent arrears in accordance with this order, the applicant may file another application seeking the full payment of any remaining balance, termination of the tenancy agreement and eviction.

Hal Logsdon
Rental Officer