

IN THE MATTER between **JOSE MADRIGAL AVENDANO**, Tenant, and **DARREN WILLING AND REGINA GUZMAN**, Landlords;

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 **YELLOWKNIFE, NT**.

BETWEEN:

**JOSE MADRIGAL AVENDANO**

Tenant

- and -

**DARREN WILLING AND REGINA GUZMAN**

Landlords

**EVICTON ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 63(4)(a) of the *Residential Tenancies Act*, the tenant shall be evicted from the premises known as 115 Gwilliam Crescent, Yellowknife, NT on July 16, 2011.

DATED at the City of Yellowknife, in the Northwest Territories this 5th day of July, 2011.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **JOSE MADRIGAL AVENDANO**, Tenant, and **DARREN WILLING AND REGINA GUZMAN**, Landlords;

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:

**JOSE MADRIGAL AVENDANO**

Tenant

-and-

**DARREN WILLING AND REGINA GUZMAN**

Landlords

**REASONS FOR DECISION**

**Date of the Hearing:** June 22, 2011

**Place of the Hearing:** Yellowknife, NT

**Appearances at Hearing:** Jose Madrigal Avendano, Tenant  
Jamie Rivas, witness for the tenant  
Val Watsyk, representing the tenant  
Darren Willing, landlord  
Regina Guzman, landlord

**Date of Decision:** June 22, 2011

**REASONS FOR DECISION**

The tenancy agreement between the parties will be terminated by order (file #10-12212 and #10-12228, filed on July 6, 2011). In my opinion the eviction is justified if the tenant remains in possession of the premises after that date.

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Hal Logsdon  
Rental Officer