

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and **LILLY CARPENTER**, 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 **YELLOWKNIFE, NT**.

BETWEEN:

**NPR LIMITED PARTNERSHIP**

Applicant/Landlord

- and -

**LILLY CARPENTER**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of nine hundred sixty five dollars (\$965.00).
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 15th day of September, 2011.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and **LILLY CARPENTER**, 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-

**LILLY CARPENTER**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** September 7, 2011

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

**Appearances at Hearing:** Maigan Lefrancois, representing the applicant  
Lilly Carpenter, respondent

**Date of Decision:** September 7, 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 and terminating the tenancy agreement between the parties and evicting the tenant unless the rent arrears were paid in full.

The applicant provided a statement of the rent account which indicated a balance of rent owing in the amount of \$965. The monthly rent for the premises is \$1170. The applicant stated that the security deposit had been paid in full. The tenancy agreement between the parties obligates the tenant to pay the monthly rent in advance.

The respondent did not dispute the allegations and stated that she could pay the rent arrears in full on or before September 16, 2011.

I find the statement in order and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$965. In my opinion, an order for payment is sufficient. The respondent is a long term tenant with a fully paid security deposit and a reasonably good record of paying rent, albeit often late.

An order shall issue requiring the respondent to pay rent arrears of \$965 and to pay future rent on time.

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Hal Logsdon  
Rental Officer