

IN THE MATTER between **RANGER APARTMENTS**, Applicant, and **LUTHER SIMPSON**, 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 **HAY RIVER, NT**.

BETWEEN:

RANGER APARTMENTS

Applicant/Landlord

- and -

LUTHER SIMPSON

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 and penalties for late rent in the amount of two thousand one hundred ninety dollars (\$2190.00).
2. Pursuant to section 41(4)(c) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Apartment 5, 4 Royal Road, Hay River, NT shall be terminated on September 30, 2011 and the respondent shall vacate the premises on that date.

DATED at the City of Yellowknife, in the Northwest Territories this 20th day of September, 2011.

Hal Logsdon
Rental Officer

IN THE MATTER between **RANGER APARTMENTS**, Applicant, and **LUTHER SIMPSON**, 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:

RANGER APARTMENTS

Applicant/Landlord

-and-

LUTHER SIMPSON

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: September 16, 2011

Place of the Hearing: Hay River, NT

Appearances at Hearing: Bernie Langille, representing the applicant

Date of Decision: September 16, 2011

REASONS FOR DECISION

The respondent was served with a Notice of Attendance sent by registered mail and confirmed delivered. The respondent failed to appear at the hearing and the hearing was held in his absence.

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 and evicting the respondent. The applicant withdrew his request for a termination order due to planned demolition of the residential complex.

The applicant provided a rent ledger in evidence which indicated a balance of rent and penalties for late rent in the amount of \$2190. The monthly rent for the premises is \$550.

I find the ledger in order and find the respondent in breach of his obligation to pay rent. I find rent arrears and penalties for late rent in the amount of \$2190. In my opinion, there are sufficient grounds to terminate the tenancy agreement.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$2190 and terminating the tenancy agreement on September 30, 2011. An eviction order to be effective on October 1, 2011 shall be issued separately.

Hal Logsdon
Rental Officer