

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and **ERROL VILLENEUVE**, 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 -

ERROL VILLENEUVE

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 one thousand five hundred seven dollars and fifty cents (\$1507.50).
2. Pursuant to section 41(4)(c) and 83(2) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Apartment 209, 48 Con Road, Yellowknife, NT shall be terminated on October 28, 2011 and the respondent shall vacate the premises on that date, unless the rent arrears and the October, 2011 rent in the total amount of three thousand eighty two dollars and fifty cents (\$3082.50) are paid in full.

DATED at the City of Yellowknife, in the Northwest Territories this 14th day of October, 2011.

Hal Logsdon
Rental Officer

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and **ERROL VILLENEUVE**, 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-

ERROL VILLENEUVE

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: September 27, 2011

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Maigan Lefrancois, representing the applicant

Date of Decision: October 14, 2011

REASONS FOR DECISION

The respondent was personally served with a Notice of Attendance but failed to appear at the hearing. 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 provided a statement of the rent account which indicated a balance of rent and penalties for late rent in the amount of \$1507.50. The monthly rent for the premises is \$1575.

The applicant holds a security deposit of \$1575.

I find the statement in order and find rent arrears of \$1507.50. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the rent arrears are paid.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$1507.50 and terminating the tenancy agreement on October 28, 2011 unless the rent arrears and the October, 2011 rent in the total amount of \$3082.50 are paid in full. An eviction order to be effective on

October 31, 2011 unless the rent arrears and the October, 2011 rent are paid in full shall be issued separately.

Hal Logsdon
Rental Officer