

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and  
**DOREEN MANUAL AND JOEY FRANCIS**, Respondents;

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 -

**DOREEN MANUAL AND JOEY FRANCIS**

Respondents/Tenants

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 43(3)(d) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Apartment 105, 20 Boot Lake Road, Inuvik, NT shall be terminated on November 30, 2011 and the respondents shall vacate the premises on that date.

DATED at the City of Yellowknife, in the Northwest Territories this 21st day of October, 2011.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and  
**DOREEN MANUAL AND JOEY FRANCIS**, Respondents.

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-

**DOREEN MANUAL AND JOEY FRANCIS**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:**                      **October 19, 2011**

**Place of the Hearing:**                      **Inuvik, NT via teleconference**

**Appearances at Hearing:**                      **Bright Lubansa, representing the applicant**  
   **Doreen Manual, respondent**  
   **Joey Francis, respondent**

**Date of Decision:**                              **October 20, 2011**

### **REASONS FOR DECISION**

The applicant alleged that the respondents had breached the tenancy agreement by disturbing other tenants in the residential complex. The applicant sought an order terminating the tenancy agreement and evicting the respondents.

The applicant provided numerous complaints from another tenant in the residential complex as well as a security report, outlining incidents of disturbance from June 3, 2011 to October 10, 2011. The incidents involve loud parties, shouting, fighting and drinking. The complaints indicate that police have attended the premises on several occasions. The applicant stated that verbal complaints had been received from a number of tenants in the residential complex.

The respondents acknowledged that there had been some disturbances but stated that they had not been drinking since July. The respondents denied one reported incident on July 30 stating that they were home alone. The respondents stated that since they were warned about the disturbances, there had been no further incidents. The respondents also stated that some of the noise was caused by their child playing in the apartment.

The complaints indicate more serious disturbance than a child playing. It is clear that the police have been summoned to the apartment on a number of occasions due to excessive noise. The evidence also indicates that the disturbances have continued despite warnings given by the landlord. In my opinion, there have been repeated disturbances with little or no abatement and

termination of the tenancy agreement is warranted. The landlord asked that November 30, 2011 be considered as a termination date.

An order shall issue terminating the tenancy agreement on November 30, 2011. An eviction order to be effective on December 1, 2011 shall be issued separately.

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Hal Logsdon  
Rental Officer