

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and
MICHELLE FROST, 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 -

MICHELLE FROST

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 four thousand eighty eight dollars (\$4088.00).
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 36, 5601 50th Avenue, Yellowknife, NT shall be terminated on January 10, 2012 and the respondent shall vacate the premises unless,
 - a) the January, 2012 rent of two thousand twenty dollars (\$2020.00) is paid in full and,
 - b) At least two thousand twenty dollars (\$2020.00) of the arrears are paid in full.

3. Pursuant to section 84(2) of the *Residential Tenancies Act*, provided that payments are made in accordance with #2 above, the respondent may pay the remaining rent arrears of two thousand sixty eight dollars (\$2068.00) in two equal payments,
 - a) one payment of one thousand thirty four dollars (\$1034.00) to be paid no later than January 30, 2012 and,
 - b) one payment of one thousand thirty four dollars (\$1034.00) to be paid no later than February 10, 2012.
4. 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 19th day of December, 2011.

Hal Logsdon
Rental Officer

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and
MICHELLE FROST, 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-

MICHELLE FROST

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: December 14, 2011

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Maigan Lefrancois, representing the applicant
Michelle Frost, respondent

Date of Decision: December 14, 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 and evicting the respondent unless the rent arrears were paid.

The applicant provided a statement of the rent account which indicated a balance of rent in the amount of \$4088. The monthly rent for the premises is \$2020.

The respondent did not dispute the allegations and stated that she had been ill and unable to work.

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 \$4088. In my opinion, there are sufficient grounds to terminate the tenancy agreement and evict the respondent unless the rent is promptly paid but given the circumstances it is not unreasonable to permit some time for the respondent to resolve the matter provided the landlord is not exposed to significant risk of further loss.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$4088 and to pay future rent on time. Taking into account the January and February, 2012 rents, the respondent shall make the following payments:

- a) The January, 2012 rent (\$2020) and a portion of the arrears (\$2020) for a total of \$4040 payable no later than January 10, 2012. The tenancy agreement shall be

terminated on January 10, 2012 if this payment is not made in full.

- b) \$1034 of the remaining rent arrears payable no later than January 30, 2012.
- c) The February, 2012 rent of \$2020 payable on February 1, 2012 as per the tenancy agreement.
- d) the balance of rent arrears (\$1034) payable no later than February 10, 2012.

An eviction order to be effective on January 11, 2012 unless the payment set out in a) above is made shall be issued separately.

Hal Logsdon
Rental Officer