

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and
CHANTELL THRASHER, 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 **INUVIK, NT.**

BETWEEN:

NPR LIMITED PARTNERSHIP

Applicant/Landlord

- and -

CHANTELL THRASHER

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 41(4)(a) and 83(2) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of three thousand seven hundred forty eight dollars (\$3748.00). The rent arrears shall be paid in two installments;
 - a) the first payment of one thousand eight hundred seventy four dollars (\$1874.00) shall be paid on or before January 18, 2012 and,
 - b) the second payment of one thousand eight hundred seventy four dollars (\$1874.00) shall be paid on or before February 2, 2012.
2. Pursuant to sections 41(4)(c) and 83(2) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Apartment 20, 20 Tununuk

Drive, Inuvik, NT shall be terminated and the respondent shall vacate the premises;

- a) on January 18, 2012 unless the ordered payment of one thousand eight hundred seventy four dollars (\$1874.00) is paid on or before that date and,
- b) on February 2, 2012 unless the remainder of the rent arrears and the rent for February, 2012 in the total amount of two thousand seven hundred forty nine dollars (\$2749.00) is paid on or before that date.

DATED at the City of Yellowknife, in the Northwest Territories this 9th day of January, 2012.

Hal Logsdon
Rental Officer

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and
CHANTELL THRASHER, 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-

CHANTELL THRASHER

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: January 5, 2012

Place of the Hearing: Inuvik, NT

Appearances at Hearing: Bright Lubansa, representing the applicant
Chantell Thrasher, respondent
Kenny St. Amand, witness for the respondent

Date of Decision: January 5, 2012

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.

The applicant provided a statement of the rent account which indicated a balance of rent owing in the amount of \$3748. The monthly rent for the premises is \$875.

The respondent did not dispute the allegations but stated that both she and her partner were now working and could pay the arrears and the February, 2012 rent by February 2, 2012. The applicant agreed to continue to the tenancy agreement if the arrears were paid in two equal installments and the February, 2012 rent was paid on or before February 2, 2012.

I find the statement in order and find the rent arrears to be \$3748. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the rent arrears are paid in full and the February rent paid on or before February 2, 2012.

An order shall issue requiring the respondent to pay the rent arrears in two equal installments of \$1874 due on January 18, 2012 and February 2, 2012. The tenancy agreement shall be terminated on January 18, 2012 unless the first payment of \$1874 is paid on or before that date. Provided that payment is made, the tenancy agreement will continue but will be terminated on February 2,

2012 unless the respondent pays the second installment of the arrears and the February, 2012 rent in the total amount of \$2749.

An eviction order to be effective on January 19, 2012 unless the first payment of arrears is made and again on February 3, 2012 unless the second payment of arrears and the February, 2012 rent is paid shall be issued separately.

Hal Logsdon
Rental Officer