

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and
GORDON NORMAN, 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 -

GORDON NORMAN

Respondent/Tenant

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 19, 5201 - 51st Street, Yellowknife, NT shall be terminated on February 29, 2012 and the respondent shall vacate the premises on that date.

DATED at the City of Yellowknife, in the Northwest Territories this 23rd day of
February, 2012.

Hal Logsdon
Rental Officer

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and
GORDON NORMAN, 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-

GORDON NORMAN

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: February 22, 2012

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Rosetta Morales, representing the applicant
Gordon Norman, respondent

Date of Decision: February 22, 2012

REASONS FOR DECISION

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

The applicant provided seven written complaints from other tenants in the residential complex regarding incidents of disturbance between January 19 and February 17, 2012. The applicant also provided a memo from a staff member regarding a disturbance on January 20, 2012. The tenancy agreement commenced on January 10, 2012. The applicant testified that two tenants had already terminated their tenancy agreements due to the disturbances and another was threatening to do so if the disturbance issue was not resolved.

The complaints outline loud music, drinking, yelling and fighting. The police have attended the premises on several occasions.

The respondent stated that much of the noise occurred in the hallways and was caused by persons he did not let into the building. However there are numerous complaints of noise emanating from the respondent's apartment and observations of persons creating a disturbance entering and exiting his apartment. There is sufficient evidence to conclude that much of the disturbance has been caused by the respondent or persons he has permitted to enter his apartment.

I find the respondent in breach of his obligation to not disturb other tenants. In my opinion, there is sufficient evidence to terminate the tenancy agreement and evict the respondent.

An order shall issue terminating the tenancy agreement on February 29, 2012. An eviction order to be effective on March 1, 2012 shall be issued separately.

Hal Logsdon
Rental Officer