

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and
PATRICIA MANTLA, 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 -

PATRICIA MANTLA

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 two hundred thirty four dollars and fourteen cents (\$1234.14).
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 H214, 900 Lanky Court, Yellowknife, NT shall be terminated on March 9, 2012 and the respondent shall vacate the premises on that day unless the rent arrears in the total amount of one thousand two hundred thirty four dollars and fourteen cents (\$1234.14) are paid in full.
3. 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 29th day of
February, 2012.

Hal Logsdon
Rental Officer

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and
PATRICIA MANTLA, 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-

PATRICIA MANTLA

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: February 28, 2012

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Maigan Lefrancois, representing the applicant
Patricia Mantla, respondent

Date of Decision: February 28, 2012

REASONS FOR DECISION

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent. The applicant sought an order requiring the respondent to pay the alleged rent arrears and terminating the tenancy agreement and evicting the respondent unless the arrears were paid in full.

The applicant provided a statement of the rent account in evidence which indicated a balance of rent owing in the amount of \$1234.14. The monthly rent for the premises is \$1770. The applicant stated that the full amount of the required security deposit had been paid.

The respondent did not dispute the allegations and stated that she would pay the balance by the end of the week.

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 \$1234.14. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the rent arrears are promptly paid.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$1234.14 and terminating the tenancy agreement on March 9, 2012 unless the rent arrears are paid in full. The respondent is also ordered to pay the monthly rent on time

In my opinion, an eviction order is not required at this time.

Hal Logsdon
Rental Officer