

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and **SALLY JANE SMITH**, 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 -

**SALLY JANE SMITH**

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 two thousand five hundred ten dollars (\$2510.00).
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 F310, 900 Lanky Court, Yellowknife, NT shall be terminated on March 23, 2012 and the respondent shall vacate the premises on that day unless the rent arrears and the March, 2012 rent in the total amount of four thousand two hundred eighty dollars (\$4280.00) are paid in full.

DATED at the City of Yellowknife, in the Northwest Territories this 1st day of March, 2012.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and **SALLY JANE SMITH**, 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-

**SALLY JANE SMITH**

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  
Sally Jane Smith, 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 \$2510. The monthly rent for the premises is \$1770. The applicant stated that the required security deposit has been paid in full.

The respondent did not dispute the allegations..

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 \$2510. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the rent arrears are paid. The tenancy agreement obligates the tenant to pay the monthly rent in advance, making the March, 2012 rent due and payable on or before March 1, 2012.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$2510 and terminating the tenancy agreement on March 23, 2012 unless the rent arrears and the March, 2012 rent in the total amount of \$4280 are paid in full.

I calculate that amount as follows:

Rent arrears	\$2510
March, 2012 rent	<u>1770</u>
Total	\$4280

An eviction order to be effective on March 26, 2012 unless the rent arrears and the March, 2012 rent are paid in full on or before March 23, 2012 shall be issued separately.

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Hal Logsdon  
Rental Officer