

IN THE MATTER between **SATDEO INC.**, Applicant, and **SHARON COURTOREILLE AND FRANCIS COURTOREILLE**, Respondents;

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter R-5 (the "Act") as amended;

AND IN THE MATTER of a Hearing before, **HAL LOGSDON**, Rental Officer, regarding the rental premises at **HAY RIVER, NT.**

BETWEEN:

SATDEO INC.

Applicant/Landlord

- and -

SHARON COURTOREILLE AND FRANCIS COURTOREILLE

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of one thousand eight hundred fifty dollars (\$1850.00).
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondents shall pay future rent on time.

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

Hal Logsdon
Rental Officer

IN THE MATTER between **SATDEO INC.**, Applicant, and **SHARON COURTOREILLE AND FRANCIS COURTOREILLE**, Respondents.

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:

SATDEO INC.

Applicant/Landlord

-and-

SHARON COURTOREILLE AND FRANCIS COURTOREILLE

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: April 27, 2012

Place of the Hearing: Hay River, NT via teleconference

Appearances at Hearing: Malay Das, representing the applicant
Sharon Courtoreille, respondent
Francis Courtoreille, respondent

Date of Decision: April 27, 2012

REASONS FOR DECISION

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent. The applicant sought an order requiring the respondents to pay the alleged rent arrears and terminating the tenancy agreement.

The applicant testified that the respondents owed rent of \$1850 and provided a verbal account of the monthly rents and the payments made. The respondents did not dispute the allegations, acknowledged the amount owing as correct and stated that the balance would be paid promptly. The applicant withdrew their request for an order terminating the tenancy agreement.

I find the respondents in breach of their obligation to pay rent and find rent arrears of \$1850. An order shall issue requiring the respondents to pay rent arrears of \$1850 and to pay future rent on time.

Hal Logsdon
Rental Officer