

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and  
**FLORITA WASHIE AND ALEXIS WASHIE AND JASON WETRADE**,  
Respondents;

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 -

**FLORITA WASHIE AND ALEXIS WASHIE AND JASON WETRADE**

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 three thousand seven hundred twenty dollars and twenty nine cents (\$3720.29).
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 5432 52nd Street, Yellowknife, NT shall be terminated on June 15, 2012 and the respondents shall vacate the premises on that date unless the rent arrears and the June, 2012 rent in the total amount of five

thousand six hundred sixty five dollars and twenty nine cents (\$5665.29) are paid in full.

DATED at the City of Yellowknife, in the Northwest Territories this 30th day of May,  
2012.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and  
**FLORITA WASHIE AND ALEXIS WASHIE AND JASON WETRADE**,  
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:

**NPR LIMITED PARTNERSHIP**

Applicant/Landlord

-and-

**FLORITA WASHIE AND ALEXIS WASHIE AND JASON WETRADE**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** May 23, 2012 continued on May 29, 2012

**Place of the Hearing:** Yellowknife, NT

**Appearances at Hearing:** Maigan Lefrancois, representing the applicant  
Alexis Washie, respondent (May 23 only)  
Florita Washie, respondent (May 29 only)

**Date of Decision:** May 29, 2012

### **REASONS FOR DECISION**

This matter was scheduled to be heard on May 23, 2012. Mr. Washie attended the hearing on that date and requested an adjournment so that Ms Washie could attend. The adjournment was granted and the matter was continued on May 29, 2012.

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

The applicant provided a statement of the rent account which indicated a balance of rent owing in the amount of \$3830.29. The monthly rent for the premises is \$1945. The applicant does not hold a security deposit.

The respondent did not dispute the allegations and stated that the arrears would be paid in full along with the June, 2012 rent on or before June 15, 2012. The applicant was willing to continue the tenancy agreement if the arrears and the June, 2012 rent were paid by that date.

The applicant has charged \$10 to provide a letter of residency and has charged a transfer fee of \$100 to move from one premises to another. Neither of these charges are contained in the tenancy agreement or are provided for in the *Residential Tenancies Act*. Accordingly, relief for these amounts is denied.

I find the respondents in breach of their obligation to pay rent and find rent arrears of \$3720.29.

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

An order shall issue requiring the respondents to pay the applicant rent arrears of \$3720.29 and terminating the tenancy agreement on June 15, 2012 unless those arrears and the June, 2012 rent are paid in full. I calculate that amount to be \$5665.29 as follows:

|              |                |
|--------------|----------------|
| Rent arrears | \$3720.29      |
| June/12 rent | <u>1945.00</u> |
| Total        | \$5665.29      |

An eviction order to be effective on June 18, 2012 unless \$5665.29 is paid on or before June 15, 2012 shall be issued separately.

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Hal Logsdon  
Rental Officer