

IN THE MATTER between **MIDWEST PROPERTY MANAGEMENT**, Applicant,
and **ASHLEY FORSTER**, 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:

MIDWEST PROPERTY MANAGEMENT

Applicant/Landlord

- and -

ASHLEY FORSTER

Respondent/Tenant

EVICITION ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 63(4)(a) and 83(2) of the *Residential Tenancies Act*, the respondent shall be evicted from the premises known as Apartment 109, 700 Gitzel Street, Yellowknife, NT on June 26, 2012 unless rent arrears of two thousand nine hundred fifty two dollars (\$2952.00) are paid to the applicant on or before June 25, 2012.

DATED at the City of Yellowknife, in the Northwest Territories this 14th day of June,
2012.

Hal Logsdon
Rental Officer

IN THE MATTER between **MIDWEST PROPERTY MANAGEMENT**, Applicant,
and **ASHLEY FORSTER**, 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:

MIDWEST PROPERTY MANAGEMENT

Applicant/Landlord

-and-

ASHLEY FORSTER

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: **June 13, 2012**

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

Appearances at Hearing: **Robert Wells, representing the applicant**

Date of Decision: **June 13, 2012**

REASONS FOR DECISION

The respondent was sent a Notice of Attendance by registered mail but did not appear at the hearing. At the time of the hearing there was no confirmation that the respondent had received the Notice of Attendance but a notice card was left at the rental premises on May 28, 2012 indicating where the item could be picked up. The applicant stated that the respondent was still in possession of the premises. In my opinion, it is reasonable to deem the notice served pursuant to section 71(5) of the *Residential Tenancies Act*. The matter was heard in the absence of the respondent.

The tenancy agreement between the parties will be terminated by order on June 25, 2012 unless the respondent pays rent arrears of \$2952 to the applicant (file #10-12891, filed June 14, 2012). In my opinion, the eviction is justified if the rent arrears are not paid in accordance with the order and the respondent remains in possession of the premises.

Hal Logsdon
Rental Officer