

IN THE MATTER between **SATDEO INC.**, Applicant, and **FRANCIS COURTOREILLE AND SHARON COURTOREILLE**, 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 **HAY RIVER, NT**.

BETWEEN:

**SATDEO INC.**

Applicant/Landlord

- and -

**FRANCIS COURTOREILLE AND SHARON COURTOREILLE**

Respondents/Tenants

**EVICITION ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to sections 63(4)(a) and 83(2) of the *Residential Tenancies Act*, the respondents shall be evicted from the premises known as Apartment 502, 3 Capital Drive, Hay River, NT on October 1, 2012 unless rent arrears and penalties for late rent in the amount of four thousand twenty four dollars (\$4024.00) are paid in full on or before September 30, 2012.

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

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Hal Logsdon  
Rental Officer

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

**FRANCIS COURTOREILLE AND SHARON COURTOREILLE**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** September 11, 2012

**Place of the Hearing:** Hay River, NT via teleconference

**Appearances at Hearing:** Olly Das, representing the applicant

**Date of Decision:** September 11, 2012

**REASONS FOR DECISION**

The respondents were sent Notices of Attendance by registered mail. At the time of the hearing there was no confirmation of delivery but a notice was left in their mailbox on August 20, 2012 by Canada Post indicating that they had registered mail which could be picked up at the post office. The applicant stated that the respondents were still in possession of the premises and their mailbox was operational. Notices of Attendance for a previous hearing were successfully delivered to the same address. In my opinion, it is not unreasonable to deem the notices delivered pursuant to section 71(5) of the *Residential Tenancies Act*. The respondents failed to appear at the hearing and the hearing was held in their absence.

This tenancy agreement will be terminated by order on September 30, 2012 unless the respondents pay the applicant rent arrears and penalties for late rent totalling \$4024 (file #10-12960, filed on September 14, 2012).

In my opinion, the eviction is justified if the respondents fail to pay the ordered amount and remain in possession of the premises.

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Hal Logsdon  
Rental Officer