

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and **LENA PAGNANA**, 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 -

**LENA PAGNANA**

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 one thousand two hundred sixty three dollars (\$1263.00).

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 406, 48 Con Road (Shaganappy Apartments), Yellowknife, NT shall be terminated on October 10, 2012 and the respondent shall vacate the premises on that date unless the rent arrears and the October, 2012 rent in the total amount of two thousand four hundred seventy three dollars (\$2473.00) are paid in full.

DATED at the City of Yellowknife, in the Northwest Territories this 27th day of September, 2012.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and **LENA PAGNANA**, 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-

**LENA PAGNANA**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** September 26, 2012

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

**Appearances at Hearing:** Lillian Sliwka, representing the applicant

**Date of Decision:** September 26, 2012

**REASONS FOR DECISION**

The respondent was served with a Notice of Attendance sent by registered mail and confirmed delivered. The respondent failed to appear at the hearing and the hearing was held in her absence.

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 rent arrears are promptly paid.

The applicant provided a statement of the rent account in evidence which indicated a balance of rent owing in the amount of \$1263. The monthly rent for the premises is \$1210. The applicant holds a security deposit of \$995.

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 \$1263. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the rent arrears are promptly paid.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$1263 and terminating the tenancy agreement on October 10, 2012 unless the rent arrears and the rent for October, 2012 are paid in full. I calculate that amount to be \$2473 as follows:

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|                    |             |
|--------------------|-------------|
| Rent arrears       | \$1263      |
| October, 2012 rent | <u>1210</u> |
| Total              | \$2473      |

An eviction order to be effective on October 11, 2012 unless the rent arrears and the October, 2012 rent are paid in full on or before October 10, 2012 shall be issued separately.

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Hal Logsdon  
Rental Officer