

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and **MONA EVAGLOK**, 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 -

MONA EVAGLOK

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 304, 5730-50th Avenue (Matonabee South), Yellowknife, NT on October 11, 2012 unless the rent arrears, October 2012 rent and the outstanding balance of the security deposit in the total amount of four thousand six hundred sixty four dollars and fifty cents (\$4664.50) are paid in full on or before October 10, 2012.

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

Hal Logsdon
Rental Officer

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and **MONA EVAGLOK**, 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-

MONA EVAGLOK

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 sent a Notice of Attendance by registered mail. At the time of the hearing there was no confirmation of receipt but the respondent received a notice from Canada Post on September 10, 2012 advising that the item was available for pick up. In my opinion, it is reasonable to deem the notice served in accordance with section 71(5) of the *Residential Tenancies Act*. The respondent failed to appear at the hearing and the hearing was held in her absence.

The tenancy agreement between the parties will be terminated by order (file #10-13070) on October 10, 2012 unless the respondent pays the applicant rent arrears, October 2012 rent and the outstanding balance of the security deposit in the total amount of four thousand six hundred sixty four dollars and fifty cents (\$4664.50).

In my opinion, the eviction is justified if the respondent fails to make the ordered payment and remains in possession of the premises.

Hal Logsdon
Rental Officer