

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and
SHARON MENACHO, 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 -

SHARON MENACHO

Respondent/Tenant

EVICTION 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 104, 42 Con Road, Yellowknife, NT on October 16, 2012 unless the rent arrears and the October, 2012 rent in the total amount of five thousand two hundred seventy two dollars and eighty cents (\$5272.80) are paid in full on or before October 15, 2012.

DATED at the City of Yellowknife, in the Northwest Territories this 28th day of
September, 2012.

Hal Logsdon
Rental Officer

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and
SHARON MENACHO, 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-

SHARON MENACHO

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 28, 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 delivery but the respondent was provided with a notice from Canada Post on September 10, 2012 that she had an item for pick-up. The respondent failed to appear at the hearing and the hearing was held in her absence. In my opinion, it is not unreasonable to deem the Notice of Attendance served in accordance with section 71(5) of the *Residential Tenancies Act*.

This tenancy agreement will be terminated by order (file #10-13080) on October 15, 2012 unless the respondent pays the applicant rent arrears and the October, 2012 rent in the total amount of \$5272.80.

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

Hal Logsdon
Rental Officer