

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and
FELICIA PIERROT, 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 -

FELICIA PIERROT

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 two thousand three hundred twelve dollars and nineteen cents (\$2312.19).
2. Pursuant to sections 41(4)(c) and 43(3)(d) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Apartment 213, 490 Range Lake Road, Yellowknife, NT shall be terminated on March 27, 2013 and the respondent shall vacate the premises on that date.

DATED at the City of Yellowknife, in the Northwest Territories this 14th day of March,
2013.

Hal Logsdon
Rental Officer

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and
FELICIA PIERROT, 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-

FELICIA PIERROT

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: March 13, 2013

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Connie Diener, representing the applicant

Date of Decision: March 13, 2013

REASONS FOR DECISION

The respondent was personally served with a Notice of Attendance on February 21, 2013 but failed to appear at the hearing. The hearing was held in her absence.

The applicant alleged that the respondent had breached the tenancy agreement by repeatedly disturbing other tenants in the residential complex and 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.

The applicant provided 16 letters of complaint from another tenant in the building outlining disturbances from May, 2012 to February, 2013. The applicant stated that the tenant had given notice to terminate their tenancy agreement in April, 2013 due to the constant noise. The applicant also provided a written complaint from another tenant which outlined numerous disturbances in February, 2013. Five reports from the security staff were also provided in evidence outlining observed incidents of disturbance in September and October, 2012. The applicant has served 4 notices on the respondent, warning her about the disturbances but stated that there had been no abatement of the incidents. The disturbances consist of banging doors, parties, loud music, yelling and fighting.

The applicant provided a statement of the rent account in evidence which indicated a balance of rent owing in the amount of \$2312.19. The monthly rent for the premises is \$1390.

I find the respondent in breach of her obligation to not disturb other tenants and in breach of her obligation to pay rent. I find the rent arrears to be \$2312.19. In my opinion, there are sufficient grounds to terminate the tenancy agreement.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$2312.19 and terminating the tenancy agreement on March 27, 2013. An eviction order to be effective on March 28, 2013 shall be issued separately.

Hal Logsdon
Rental Officer