

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and
MARTHA QAQQASIQ, 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 **INUVIK, NT**.

BETWEEN:

NPR LIMITED PARTNERSHIP

Applicant/Landlord

- and -

MARTHA QAQQASIQ

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 penalties for late rent in the amount of fourteen dollars (\$14.00).
2. Pursuant to section 42(3)(e) of the *Residential Tenancies Act*, the respondent shall pay the applicant call-out charges for unlocking the door to the rental premises in the amount of seventy eight dollars and seventy five cents (\$78.75).
3. Pursuant to section 43(3)(d) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Unit 03, 20 Tununuk Drive, Inuvik, NT

shall be terminated on March 31, 2013 and the respondent shall vacate the premises on that date.

DATED at the City of Yellowknife, in the Northwest Territories this 21st day of March, 2013.

Hal Logsdon
Rental Officer

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and
MARTHA QAQQASIQ, 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-

MARTHA QAQQASIQ

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: March 19, 2013

Place of the Hearing: Inuvik, NT

Appearances at Hearing: Bright Lubansa, representing the applicant

Date of Decision: March 19, 2013

REASONS FOR DECISION

The respondent was sent a Notice of Attendance by registered mail which was 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 repeatedly disturbing other tenants in the residential complex. The applicant sought an order terminating the tenancy agreement and evicting the respondent. The applicant also sought an order requiring the respondent to pay late rent penalties of \$14 and charges for a call-out to assist the respondent when she had locked herself out of the apartment.

The applicant testified that the respondent had repeatedly disturbed other tenants by having loud parties. The applicant testified that the police had attended the premises due to noise complaints and that the most recent incident occurred over the past weekend.

The applicant provided a statement which indicated a call-out charge of \$78.75 and late fees of \$14. I find those amounts to be in order.

I find the respondent in breach of her obligation to not disturb other tenants. In my opinion, there is sufficient evidence to terminate the tenancy agreement.

An order shall issue requiring the respondent to pay the applicant the call-out charges and late fees

and terminating the tenancy agreement on March 31, 2013. An eviction order to be effective on April 1, 2013 shall be issued separately.

Hal Logsdon
Rental Officer