

IN THE MATTER between **FORT PROVIDENCE HOUSING ASSOCIATION**,
Applicant, and **ERIC GARGAN**, 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 **FORT PROVIDENCE, NT**.

BETWEEN:

FORT PROVIDENCE HOUSING ASSOCIATION

Applicant/Landlord

- and -

ERIC GARGAN

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 nineteen dollars and seventy four cents (\$1019.74).

DATED at the City of Yellowknife, in the Northwest Territories this 11th day of April,
2013.

Hal Logsdon
Rental Officer

IN THE MATTER between **FORT PROVIDENCE HOUSING ASSOCIATION**,
Applicant, and **ERIC GARGAN**, Respondents.

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:

FORT PROVIDENCE HOUSING ASSOCIATION

Applicant/Landlord

-and-

ERIC GARGAN

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: March 22, 2013

Place of the Hearing: Fort Providence, NT via teleconference

Appearances at Hearing: Alphonsine Gargan, representing the applicant
Rosemary Vandell, representing the applicant

Date of Decision: March 22, 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 his absence.

The tenancy agreement between the parties was terminated on May 28, 2012 when the respondent vacated the premises. The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent. The applicant stated that there was no security deposit.

Although this application was filed more than six months after the alleged breach occurred, I granted leave to extend the limitation as the parties had a repayment agreement and the respondent was making regular payments to retire the debt.

The applicant provided a statement of the rent account indicating an amount due of \$1019.74.

I find the statement in order and find the respondent in breach of his obligation to pay rent. I find the rent arrears to be \$1019.74.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$1019.74.

Hal Logsdon
Rental Officer