

IN THE MATTER between **HAY RIVER MOBILE HOME PARK LTD.**, Applicant,
and **FREEMAN SMITH**, 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 **HAY RIVER, NT.**

BETWEEN:

HAY RIVER MOBILE HOME PARK LTD.

Applicant/Landlord

- and -

FREEMAN SMITH

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 eight hundred sixty dollars (\$860.00).
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 30th day of May,
2013.

Hal Logsdon
Rental Officer

IN THE MATTER between **HAY RIVER MOBILE HOME PARK LTD.**, Applicant,
and **FREEMAN SMITH**, 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:

HAY RIVER MOBILE HOME PARK LTD.

Applicant/Landlord

-and-

FREEMAN SMITH

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: May 22, 2013

Place of the Hearing: Yellowknife, NT via teleconference

Appearances at Hearing: Michelle Schaub, representing the applicant

Date of Decision: May 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 applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent. The applicant sought an order requiring the respondent to pay the alleged rent arrears and to pay future rent on time. The premises consist of a lot in a mobile home park.

The applicant provided a statement of the rent account in evidence which indicated a balance of rent owing in the amount of \$860.

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 \$860.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$860 and to pay future rent on time.

Hal Logsdon
Rental Officer