

IN THE MATTER between **5655 NWT LTD.**, Applicant, and **DENIS LALIBERTE AND STACY SAWCHYN**, Respondents;

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:

5655 NWT LTD.

Applicant/Landlord

- and -

DENIS LALIBERTE AND STACY SAWCHYN

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears and penalties for late rent in the amount of eight thousand nine hundred eighty three dollars (\$8983.00).
2. Pursuant to section 41(4)(c) of the *Residential Tenancies Act* the tenancy agreement between the parties for the premises known as 226 Fairchild Crescent, Yellowknife, NT shall be terminated on May 10, 2013 and the respondents shall vacate the premises on that date.

DATED at the City of Yellowknife, in the Northwest Territories this 3rd day of May, 2013.

Hal Logsdon
Rental Officer

IN THE MATTER between **5655 NWT LTD.**, Applicant, and **DENIS LALIBERTE AND STACY SAWCHYN**, 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:

5655 NWT LTD.

Applicant/Landlord

-and-

DENIS LALIBERTE AND STACY SAWCHYN

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: May 3, 2013

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Lynn Elkin, representing the applicant

Date of Decision: May 3, 2013

REASONS FOR DECISION

The respondents were personally served with Notices of Attendance on April 17, 2013 but failed to appear at the hearing. The hearing was held in their absence.

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent and sought an order requiring the respondents to pay the alleged rent arrears and terminating the tenancy agreement and evicting the respondents.

The applicant provided a statement of the rent account which indicated a balance of rent and penalties for late rent totalling \$8983. The monthly rent for the premises is \$2250. The last payment was made on March 9, 2013.

I find the statement in order and find the respondents in breach of their obligation to pay rent. I find the rent arrears to be \$8983. In my opinion there are sufficient grounds to terminate the tenancy agreement.

An order shall issue requiring the respondents to pay the applicant rent arrears and penalties for late rent in the amount of \$8983 and terminating the tenancy agreement on May 10, 2013. An eviction order to be effective on May 11, 2013 shall be issued separately.

Hal Logsdon
Rental Officer