

IN THE MATTER between **YWCA OF YELLOWKNIFE**, Applicant, and **BRADLEY CHRISTENSEN**, 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:

**YWCA OF YELLOWKNIFE**

Applicant/Landlord

- and -

**BRADLEY CHRISTENSEN**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 63(4)(b) of the *Residential Tenancies Act*, the respondent shall pay the applicant compensation for use and occupation of the rental premises in the amount of one thousand two hundred sixty one dollars and twenty nine cents (\$1261.29) plus \$37.097 for each day after May 3, 2013 that the respondent remains in possession of the rental premises.

DATED at the City of Yellowknife, in the Northwest Territories this 7th day of May, 2013.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **YWCA OF YELLOWKNIFE**, Applicant, and **BRADLEY CHRISTENSEN**, 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:

**YWCA OF YELLOWKNIFE**

Applicant/Landlord

-and-

**BRADLEY CHRISTENSEN**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** May 3, 2013

**Place of the Hearing:** Yellowknife, NT

**Appearances at Hearing:** Sharon Pearce, representing the applicant

**Date of Decision:** May 3, 2013

**REASONS FOR DECISION**

The respondent was personally served with a Notice of Attendance on April 18, 2013 but failed to appear at the hearing. The hearing was held in his absence.

A previous order (file #10-13327, filed on March 14, 2013) terminated the tenancy agreement unless rent arrears (\$5250) and the remaining balance of the required security deposit (\$573.29) were paid on or before March 31, 2013. The applicant testified that since the order was issued, the respondent had paid only \$2810 and continued to occupy the rental premises. The applicant stated that a repayment plan had been formulated in order to avoid the termination of the tenancy but had been breached by the respondent. The applicant sought an order evicting the respondent and requiring the payment of compensation for use and occupation of the rental premises after the termination of the tenancy.

The previous order provided relief of \$5250 representing rent arrears to March 13, 2013. That order has been partially satisfied by the payments made by the respondent since the date of the hearing and may still be enforced for the unsatisfied balance of \$2440.

Previous order	\$5250
Payments since March 13/13	<u>(2810)</u>
Unsatisfied balance	\$2440

I find the compensation for use and occupation of the premises to the date of the hearing to be \$1261.29 calculated as follows:

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April, 2013	\$1150.00
May 1-3/13 @ \$37.097/day	<u>111.29</u>
Total	\$1261.29

An order shall issue requiring the respondent to pay the applicant compensation for use and occupation of the premises in the amount of \$1261.29 plus \$37.097 for each additional day after May 3, 2013 that the respondent remains in possession of the premises.

An eviction order to be effective on May 17, 2013 shall be issued separately.

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Hal Logsdon  
Rental Officer