

IN THE MATTER between **GBH Holdings Ltd.**, Applicant, and **William Day**,
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, **Adelle Guigon**, Deputy Rental Officer,
regarding a rental premises located within the **Town of Inuvik in the Northwest
Territories.**

BETWEEN:

GBH HOLDINGS LTD.

Applicant/Landlord

- and -

WILLIAM DAY

Respondent/Tenant

EVICITION ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 63(4)(a) of the *Residential Tenancies Act*, the Respondent shall be evicted from the rental premises known as Apartment 15 at 40 Tununuk Place in Inuvik, Northwest Territories, on July 1, 2013.

DATED at the City of Yellowknife in the Northwest Territories this 10th day of June
2014.

Adelle Guigon
Deputy Rental Officer

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BETWEEN:

GBH HOLDINGS LTD.

Applicant/Landlord

-and-

WILLIAM DAY

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	June 7, 2013
<u>Place of the Hearing:</u>	Yellowknife, Northwest Territories, via Teleconference
<u>Appearances at Hearing:</u>	Greg Murphy, representing the Applicant William Day, the Respondent
<u>Date of Decision:</u>	June 7, 2013

REASONS FOR DECISION

Application

This application package submitted by the Applicant regarding the rental premises known as Apartment 15, 40 Tununuk Place, in Inuvik, Northwest Territories, was received and filed by the Rental Office on May 15, 2013. The Applicant personally served a copy of the filed application on the Respondent on May 21, 2013.

The application package indicated the Applicant was seeking termination of the tenancy agreement for repeatedly disturbing the possession and enjoyment of the residential complex.

Hearing

A hearing was scheduled for June 7, 2013, via teleconference. The Applicant appeared at hearing represented by Mr. Greg Murphy. The Respondent also appeared at hearing.

Submissions

At hearing the Applicant submitted evidence and testimony establishing the repeated occurrence of disturbances to the possession and enjoyment of the rental premises and residential complex, which the Respondent did not dispute. Findings were made that the Respondent had breached section 43(1) of the *Residential Tenancies Act* and an order was issued, among other things, terminating the tenancy agreement on June 30, 2013.

Determinations

In recognition that the tenancy was terminated by a Rental Officer and in light of the reasons for the termination consisting of repeated disturbances to the landlord's and other tenants' possession and enjoyment of the rental premises and residential complex, I find that an order evicting the tenant from the premises is justified should he fail to vacate the premises on or before June 30, 2013.

Order

An order will issue evicting the Respondent from the rental premises on July 1, 2013.

Adelle Guigon
Deputy Rental Officer