

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and  
**LESTER BEAULIEU**, 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:

**NPR LIMITED PARTNERSHIP**

Applicant/Landlord

- and -

**LESTER BEAULIEU**

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 and penalties for late rent payment in the amount of three thousand four hundred fifty two dollars (\$3452.00).
2. Pursuant to sections 41(4)(c) and 83(2) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Apartment 16, 5023 - 48th Street, Yellowknife, NT shall be terminated on July 19, 2013 and the respondent shall vacate the premises on that date unless the rent arrears are paid in full.

DATED at the City of Yellowknife, in the Northwest Territories this 9th day of July,  
2013.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and  
**LESTER BEAULIEU**, 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:

**NPR LIMITED PARTNERSHIP**

Applicant/Landlord

-and-

**LESTER BEAULIEU**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** July 5, 2013

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

**Appearances at Hearing:** Connie Diener, representing the applicant

**Date of Decision:** July 5, 2013

**REASONS FOR DECISION**

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

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

The applicant provided a statement of the rent account in evidence which indicated a balance of rent and late payment penalties owing in the amount of \$3452. The monthly rent for the premises is \$1370 and the applicant holds a security deposit of \$1300. Previous orders issued to pay rent arrears have been satisfied.

I find the statement in order and find the respondent in breach of his obligation to pay rent. I find the rent arrears and late payment penalties to be \$3452 and find the penalties applied to be in accordance with the Act. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the rent arrears and late payment penalties are promptly paid.

An order shall issue requiring the respondent to pay the applicant rent arrears and penalties for late rent payment in the amount of \$3452 and terminating the tenancy agreement on July 19, 2013 unless the rent arrears are paid in full. An eviction order to be effective on July 22, 2013

unless the rent arrears and penalties are paid in full on or before July 19, 2013 shall be issued separately.

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Hal Logsdon  
Rental Officer