

IN THE MATTER between **MIDWEST PROPERTY MANAGEMENT**, Applicant,
and **JOSHUA MAST**, 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:

MIDWEST PROPERTY MANAGEMENT

Applicant/Landlord

- and -

JOSHUA MAST

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 in the amount of two thousand nine hundred sixty dollars (\$2960.00).
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 304, 700 Gitzel Street, Yellowknife, NT shall be terminated on July 31, 2013 and the respondent shall vacate the premises on that date unless the rent arrears and penalties for late rent in the amount of two thousand nine hundred sixty dollars (\$2960.00) are paid in full.

DATED at the City of Yellowknife, in the Northwest Territories this 24th day of July,
2013.

Hal Logsdon
Rental Officer

IN THE MATTER between **MIDWEST PROPERTY MANAGEMENT**, Applicant,
and **JOSHUA MAST**, 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:

MIDWEST PROPERTY MANAGEMENT

Applicant/Landlord

-and-

JOSHUA MAST

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: July 24, 2013

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Tuan Thai, representing the applicant

Date of Decision: July 24, 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 terminating the tenancy agreement and evicting the respondent.

The applicant provided a statement of the rent account which indicated a balance of rent and penalties for late rent of \$2960.

I find the statement in order. The penalties have been calculated in accordance with the *Residential Tenancies Act*. In my opinion, there are sufficient grounds to terminate the tenancy agreement unless the rent arrears and penalties are promptly paid.

An order shall issue requiring the respondent to pay the applicant rent arrears and penalties for late rent in the amount of \$2960 and terminating the tenancy agreement on July 31, 2013 unless that amount is paid in full.

An eviction order to be effective on August 1, 2013 unless the rent arrears and penalties for late rent are paid on or before July 31, 2013 shall be issued separately.

Hal Logsdon
Rental Officer