

IN THE MATTER between **SHELTER CANADIAN PROPERTIES LTD.,** Applicant,
and **LIZ CASTANEDA,** 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:

SHELTER CANADIAN PROPERTIES LTD.

Applicant/Landlord

- and -

LIZ CASTANEDA

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 29th day of October,
2013.

Hal Logsdon
Rental Officer

IN THE MATTER between **SHELTER CANADIAN PROPERTIES LTD.**, Applicant,
and **LIZ CASTANEDA**, 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:

SHELTER CANADIAN PROPERTIES LTD.

Applicant/Landlord

-and-

LIZ CASTANEDA

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: September 25, 2013

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Shelly Longhurst, representing the applicant
Liz Castaneda, respondent

Date of Decision: September 25, 2013

REASONS FOR DECISION

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay the rent on the days it was due. The applicant stated that all of the rent arrears had been paid in full and withdrew their request for an order terminating the tenancy agreement in favour of an order to pay future rent on time.

The applicant provided a statement of the rent account in evidence which indicated that the rent had not been paid on time in the past. The respondent did not dispute the allegations.

I find the respondent has failed to pay the rent on time in the past. An order shall issue requiring the respondent to pay future rent on time.

Hal Logsdon
Rental Officer