

IN THE MATTER between **Hay River Housing Authority**, Applicant, and **George Bloomstrand**, 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 Hay River in the Northwest Territories**.

BETWEEN:

HAY RIVER HOUSING AUTHORITY

Applicant/Landlord

- and -

GEORGE BLOOMSTRAND

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 204, 46 Woodland Drive, in Hay River, Northwest Territories, on November 9, 2013, or as soon thereafter as is practicable.

DATED at the City of Yellowknife in the Northwest Territories this 28th day of October 2014.

Adelle Guigon
Deputy Rental Officer

IN THE MATTER between **Hay River Housing Authority**, Applicant, and **George Bloomstrand**, 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,

BETWEEN:

HAY RIVER HOUSING AUTHORITY

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-and-

GEORGE BLOOMSTRAND

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REASONS FOR DECISION

<u>Date of the Hearing:</u>	October 25, 2013
<u>Place of the Hearing:</u>	Hay River, Northwest Territories, via Teleconference
<u>Appearances at Hearing:</u>	Adam Swanson, representing the Applicant George Bloomstrand, the Respondent
<u>Date of Decision:</u>	October 25, 2013

REASONS FOR DECISION

Application

The application to a rental officer submitted by the Hay River Housing Authority as the applicant/landlord against George Bloomstrand as the respondent/tenant regarding the rental premises known as Apartment 204, 46 Woodland Drive, in Hay River, Northwest Territories, was received and filed by the Rental Office on September 9, 2013. The applicant personally served a copy of the filed application on the respondent September 17, 2013.

The applicant sought an order terminating the tenancy and evicting the tenant.

Hearing

Both parties appeared at the hearing as scheduled on October 25, 2013.

Submissions

Having been granted an order on October 25, 2013, terminating the tenancy on November 8, 2013, Mr. Adam Swanson, the representative for the applicant, requested an eviction order in the event Mr. Bloomstrand failed to vacate the premises as ordered. The termination order was granted due to Mr. Bloomstrand's repeated and unreasonable disturbance of the landlord's and other tenants' possession and enjoyment of the residential complex, and due to Mr. Bloomstrand permitting additional persons to reside with him resulting in overcrowding his rental premises.

Determinations

The tenancy was terminated by me in accordance with the Act to take effect November 8, 2013. In light of the nature of the reasons for termination of the tenancy and to prevent the risk of further disturbances occurring, I find an eviction order is justified.

Order

An order will issue evicting Mr. Bloomstrand from the rental premises on November 9, 2013, or as soon thereafter as is practicable.

Adelle Guigon
Deputy Rental Officer