

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and
LOREENA FOOTBALL AND JOSEPH SIMPSON, Respondents;

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 -

LOREENA FOOTBALL AND JOSEPH SIMPSON

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears and penalties for late rent in the amount of four thousand four hundred thirty one dollars (\$4431.00).
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 101, 48 Con Road, Yellowknife, NT shall be terminated on November 30, 2013 and the respondents shall vacate the premises on that date unless the rent arrears and penalties for late rent in the

amount of four thousand four hundred thirty one dollars (\$4431.00) are paid in full.

DATED at the City of Yellowknife, in the Northwest Territories this 7th day of
November, 2013.

Hal Logsdon
Rental Officer

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and
LOREENA FOOTBALL AND JOSEPH SIMPSON, Respondents.

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-

LOREENA FOOTBALL AND JOSEPH SIMPSON

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: November 6, 2013

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Connie Diener, representing the applicant
Sara Thomson, representing the applicant

Date of Decision: November 6, 2013

REASONS FOR DECISION

The respondents were served with Notices of Attendance sent by registered mail and confirmed delivered. The respondents failed to appear at the hearing and the hearing was held in their absence.

The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent. The applicant sought an order requiring the respondents to pay the alleged rent arrears and terminating the tenancy agreement and evicting the respondents. The monthly rent for the premises is \$1370 and the applicant holds a security deposit of \$1370.

The applicant provided a statement of the rent account in evidence which indicated a balance of rent and penalties for late rent in the amount of \$4431.

I find the statement in order and find the respondents in breach of their obligation to pay rent. I find the rent arrears and penalties for late rent to be \$4431. In my opinion there are sufficient grounds to terminate the tenancy agreement unless the rent arrears and penalties for late rent are promptly paid.

An order shall issue requiring the respondents to pay the applicant rent arrears of \$4431 and terminating the tenancy agreement on November 30, 2013 unless the rent arrears and penalties for late rent are paid in full.

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An eviction order to be effective on December 1, 2013 unless the rent arrears and penalties for late rent are paid on before November 30, 2013 shall be issued separately.

Hal Logsdon
Rental Officer