

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and **LAURA LEE NITSIZA**, 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 -

LAURA LEE NITSIZA

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 three thousand one hundred forty seven dollars (\$3147.00).
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 116, 492 Range Lake Road, Yellowknife, NT shall be terminated on December 31, 2013 and the respondent shall vacate the premises on that date unless the rent arrears, penalties for late

rent and the rent for December, 2013 in the total amount of four thousand five hundred seventy two dollars (\$4572.00) are paid in full.

DATED at the City of Yellowknife, in the Northwest Territories this 4th day of December, 2013.

Hal Logsdon
Rental Officer

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and **LAURA LEE NITSIZA**, 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-

LAURA LEE NITSIZA

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: November 27, 2013

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Connie Diener, representing the applicant

Date of Decision: November 27, 2013

REASONS FOR DECISION

The respondent was served with 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 her 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.

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 \$3147. The applicant holds a security deposit of \$1390. The monthly rent for the premises is \$1425.

I find the statement in order and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$3147. In my opinion there are sufficient grounds to terminate the tenancy agreement unless the rent arrears are promptly paid.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$3147 and terminating the tenancy agreement on December 31, 2013 unless the rent arrears and the December, 2013 rent totalling \$4572 are paid in full.

An eviction order to be effective on January 1, 2014 unless the rent arrears and the December,

- 3 -

2013 rent are paid on or before December 31, 2013 shall be issued separately.

Hal Logsdon
Rental Officer