

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and
WILBERT COOK, 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 -

WILBERT COOK

Respondent/Tenant

EVICITION ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 63(4)(a) and 83(2) of the *Residential Tenancies Act*, the respondent shall be evicted from the premises known as 5436 - 52nd Street, Yellowknife, NT on January 1, 2014 unless the rent arrears, penalties for late rent and the rent for December, 2013 in the total amount of eight thousand eighteen dollars (\$8018.00) are paid on or before December 31, 2013.

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
WILBERT COOK, 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-

WILBERT COOK

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 sent a Notice of Attendance by registered mail. Because there was no confirmation of receipt, the respondent was personally contacted by telephone on November 26, 2013 and informed of the notice and the date, location and time of the hearing. On the day of the hearing, the respondent filed a document with the rental office stating that he would not appear at the hearing and offering an explanation as to why he had failed to pay the rent. The respondent did not seek an adjournment. The hearing proceeded in his absence.

The tenancy agreement between the parties will be terminated by order on December 31, 2013 unless the respondent pays the applicant rent arrears, penalties for late rent and the rent for December, 2013 in the total amount of eight thousand eighteen dollars (\$8018.00) on or before that date (file #10-13761, filed on December 4, 2013).

In my opinion, the eviction is justified if the ordered amount is not paid and the respondent remains in possession of the premises after December 31, 2013.

Hal Logsdon
Rental Officer