

IN THE MATTER between **YELLOWKNIFE DAIRIES LTD. OPERATING AS YKD PROPERTY MANAGEMENT**, Applicant, and **SANDRA LOCKHART**, 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:

YELLOWKNIFE DAIRIES LTD. OPERATING AS YKD PROPERTY MANAGEMENT

Applicant/Landlord

- and -

SANDRA LOCKHART

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 in the amount of five thousand six hundred twenty six dollars and twenty eight cents (\$5626.28).
2. 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 14th day of January, 2014.

Hal Logsdon
Rental Officer

IN THE MATTER between **YELLOWKNIFE DAIRIES LTD. OPERATING AS YKD PROPERTY MANAGEMENT**, Applicant, and **SANDRA LOCKHART**, 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:

YELLOWKNIFE DAIRIES LTD. OPERATING AS YKD PROPERTY MANAGEMENT

Applicant/Landlord

-and-

SANDRA LOCKHART

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: November 27, 2013

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Charles Wyman, representing the applicant
Sandra Lockhart, respondent

Date of Decision: November 27, 2013

REASONS FOR DECISION

The legal name of the landlord was incorrect on the application. The applicant requested that the style of cause be amended to registered legal name of the landlord. The style of cause has been amended in accordance with his request.

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent. The applicant sought an order requiring the respondent to pay the alleged rent arrears and to pay future rent on time.

The applicant provided a statement of account in evidence which indicated a balance of rent owing in the amount of \$6626.28. The applicant stated that a payment of \$1000 was made on November 25, 2013 which did not appear on the statement, bringing the balance owing to \$5626.28.

The respondent did not dispute the allegations.

I find the respondent in breach of her obligation to pay rent and find the rent arrears to be \$5626.28. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$5626.28 and to pay future rent on time.

Hal Logsdon
Rental Officer