

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and **PHIL MERCREDI**, 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 -

PHIL MERCREDI

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 two thousand eight hundred ten dollars (\$2810.00).
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 303, 5215 - 51st Street, Yellowknife, NT shall be terminated on April 30, 2014 and the respondent shall vacate the premises on that date unless the rent arrears in the amount of two thousand eight hundred ten dollars (\$2810.00) are paid in full.

DATED at the City of Yellowknife, in the Northwest Territories this 8th day of April, 2014.

Hal Logsdon
Rental Officer

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and **PHIL MERCREDI**, 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-

PHIL MERCREDI

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: April 2, 2014

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Marie Laberge, representing the applicant

Date of Decision: April 2, 2014

REASONS FOR DECISION

The respondent was personally served with a Notice of Attendance but failed to appear at the hearing. The hearing was held in his absence.

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 terminating the tenancy agreement and evicting the respondent.

The applicant provided a statement of the rent account which indicated a balance of rent owing of \$2810. The monthly rent for the premises is \$1340. The applicant agreed to continue the tenancy agreement if the rent arrears were paid on or before April 30, 2014.

I find the statement in order and find the respondent in breach of his obligation to pay rent. I find the rent arrears to be \$2810. In my opinion there are sufficient grounds to terminate the tenancy agreement unless the rent arrears are paid on or before April 30, 2014.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$2810 and terminating the tenancy agreement on April 30, 2014 unless the rent arrears are paid on or before that date.

An eviction order to be effective on May 01, 2014 unless the rent arrears of \$2810 are paid on or

before April 30, 2014 shall be issued separately.

Hal Logsdon
Rental Officer