

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and **VLAD GLIGOR**, 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 -

**VLAD GLIGOR**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 54(4) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as apartment 102, 42 Con Road, Yellowknife, NT shall be terminated on June 16, 2014 and the respondent shall vacate the premises on that date.

DATED at the City of Yellowknife, in the Northwest Territories this 21st day of May, 2014.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and **VLAD GLIGOR**, 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-

**VLAD GLIGOR**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** May 14, 2014

**Place of the Hearing:** Yellowknife, NT

**Appearances at Hearing:** Marie Laberge, representing the applicant  
Vlad Gligor, respondent

**Date of Decision:** May 21, 2014

### **REASONS FOR DECISION**

The applicant alleged that the respondent had repeatedly disturbed other tenants in the residential complex. The applicant sought an order terminating the tenancy agreement and evicting the respondent.

The applicant provided five security guard reports in evidence referring to disturbances in the respondent's apartment between November 3, 2013 and April 18, 2014. The disturbances were primarily parties held late at night or very early in the morning. One report noted that the RCMP attended the premises.

The applicant has served three written notices on the respondent warning him that future disturbances may result in eviction.

The respondent did not dispute the allegations. He stated that he worked late shifts and often had friends over after work.

Of the five security reports, four were filed since March 21 and three were filed in April. The evidence would suggest that there has been no abatement of the disturbances. After receiving the last warning notice on April 14, there was another noise incident only four days later. In my opinion, there are sufficient grounds to terminate the tenancy agreement.

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An order shall issue terminating the tenancy agreement on June 16, 2014. An eviction order to be effective on June 17, 2014 shall be issued separately.

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Hal Logsdon  
Rental Officer