

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and
CAROLINE JEREMICK'CA, 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 -

CAROLINE JEREMICK'CA

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 one thousand eight dollars and forty nine cents (\$1008.49).
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 202, 48 Con Road, Yellowknife, NT shall be terminated on July 15, 2014 and the respondent shall vacate the premises on that day unless the rent arrears and the rent for July, 2014 in the total amount of two thousand four hundred twenty three dollars and forty nine cents (\$2423.49) are paid in full.

3. Pursuant to section 43(4)(a) of the *Residential Tenancies Act*, the respondent shall comply with her obligation to not disturb other tenants in the residential complex.
4. 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 27th day of June, 2014.

Hal Logsdon
Rental Officer

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and
CAROLINE JEREMICK'CA, 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-

CAROLINE JEREMICK'CA

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: June 25, 2014

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Aya Burshan, representing the applicant

Date of Decision: June 25, 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 her absence.

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and by disturbing other tenants in the residential complex. 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 in evidence which indicated a balance of rent owing in the amount of \$1008.49. The monthly rent for the premises is \$1415.

The applicant provided security reports in evidence which noted unspecified noise from Apartment 202 on four occasions in April and May, 2014. A written complaint from another tenant complaining about a weekend-long party in Apartment 202 in April, 2012 was also submitted in evidence.

The applicant stated that they were willing to continue the tenancy provided the rent arrears were paid.

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 \$1008.49. I also find the respondent in breach of her obligation to not disturb other tenants in the residential complex. 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 \$1008.49 and terminating the tenancy agreement on July 15, 2014 unless the rent arrears and the July rent in the total amount of \$2423.49 are paid in full. The respondent shall also be ordered to comply with her obligation to not disturb other tenants and to pay future rent on time.

An eviction order to be effective on July 16, 2014 unless the rent arrears and the July, 2014 rent are paid in full on or before July 15, 2014 shall be issued separately.

Hal Logsdon
Rental Officer