

IN THE MATTER between **Satdeo Inc.**, Applicant, and **Henry Keevik**, 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, **Adelle Guigon**, Deputy Rental Officer, regarding a rental premises within **the town of Hay River in the Northwest Territories**.

BETWEEN:

SATDEO INC.

Applicant/Landlord

- and -

HENRY KEEVIK

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent must pay to the applicant rental arrears in the amount of \$2,200.00 (two thousand two hundred dollars).
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent must pay his rent on time in the future.

DATED at the City of Yellowknife in the Northwest Territories this 28th day of July 2014.

Adelle Guigon
Deputy Rental Officer

IN THE MATTER between **Satdeo Inc.**, Applicant, and **Henry Keevik**, 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 **Adelle Guigon**, Deputy Rental Officer.

BETWEEN:

SATDEO INC.

Applicant/Landlord

-and-

HENRY KEEVIK

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	July 18, 2014
<u>Place of the Hearing:</u>	Hay River, Northwest Territories
<u>Appearances at Hearing:</u>	Malay Das, representing the applicant
<u>Date of Decision:</u>	July 18, 2014

REASONS FOR DECISION

An application to a rental officer made by Satdeo Inc. as the applicant/landlord against Henry Keevik as the respondent/tenant was filed by the Rental Office May 28, 2014. The application was made regarding a residential tenancy agreement for the rental premises known as #905, 3 Capital Drive, in Hay River, Northwest Territories. The applicant personally served a copy of the filed application on the respondent June 19, 2014.

The applicant alleged the respondent had accumulated rental arrears. Evidence submitted is listed in Appendix A attached to this order.

A hearing was scheduled for July 18, 2014. Mr. Malay Das appeared representing the applicant. Mr. Henry Keevik was sent a notice of attendance by registered mail deemed served July 9, 2014, pursuant to section 71(5) of the *Residential Tenancies Act* (the Act). Mr. Keevik did not appear at hearing, nor did anyone appear on his behalf. The hearing proceeded in Mr. Keevik's absence pursuant to section 80(2) of the Act.

Mr. Das testified that the oral tenancy agreement with Mr. Keevik set the monthly rent amount at \$900. Mr. Keevik only paid \$500 of the rent for May 2014 and has not paid the rent for June and July at all. Mr. Keevik was given two notices of rental arrears by the applicant dated May 6 and July 11, 2014. Mr. Keevik has not responded to either of the notices. The current total rental arrears claimed amount to \$2,200 as of July 18, 2014.

I find Mr. Keevik has accumulated rental arrears in the amount of \$2,200 and he has failed to comply with his obligation to pay the full amount of his rent when it is due.

An order will issue requiring Mr. Henry Keevik to pay rental arrears in the amount of \$2,200 and to pay his rent on time in the future.

Adelle Guigon
Deputy Rental Officer

APPENDIX A

Exhibits

Exhibit 1: Applicant's correspondence to respondent dated May 6, 2014

Exhibit 2: Applicant's correspondence to respondent dated July 11, 2014