

IN THE MATTER between **NWT Housing Corporation**, Applicant, and **Louisa Beaulieu-Zoe and Frank Gargan**, Respondents;

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 community of Whati in the Northwest Territories**.

BETWEEN:

NWT HOUSING CORPORATION

Applicant/Landlord

- and -

LOUISA BEAULIEU-ZOE and FRANK GARGAN

Respondents/Tenants

EVICITION ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 63(4)(a) and 83(2) of the *Residential Tenancies Act*, the respondents will be evicted from the rental premises known as Unit 705A in Whati, Northwest Territories, December 1, 2014, unless rental arrears in the amount of \$21,554.00 (twenty-one thousand five hundred fifty-four dollars) are paid in full by November 30, 2014.

DATED at the City of Yellowknife in the Northwest Territories this 17th day of October 2014.

Adelle Guigon
Deputy Rental Officer

IN THE MATTER between **NWT Housing Corporation**, Applicant, and **Louisa Beaulieu-Zoe and Frank Gargan**, Respondents.

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:

NWT HOUSING CORPORATION

Applicant/Landlord

-and-

LOUISA BEAULIEU-ZOE and FRANK GARGAN

Respondents/Tenants

REASONS FOR DECISION

<u>Date of the Hearing:</u>	October 14, 2014
<u>Place of the Hearing:</u>	Yellowknife, Northwest Territories, by teleconference
<u>Appearances at Hearing:</u>	Jessica Relucio, representing the applicant
<u>Date of Decision:</u>	October 14, 2014

REASONS FOR DECISION

This eviction order is issued in conjunction with Rental Officer order number 10-14184 dated October 17, 2014, and the reasons for decision therein attached include reasons for the issuance of this eviction order. Refer to that order and reasons for decision for a detailed accounting of this matter.

Having found justification for conditional termination of the tenancy agreement between NWT Housing Corporation and Louisa Beaulieu-Zoe and Frank Gargan, and having ordered said termination for November 30, 2014, unless rental arrears in the amount of \$21,554 have been paid in full on or before that date, I have also found justification for issuing an eviction order to remove Louisa Beaulieu-Zoe and Frank Gargan from the rental premises known as Unit 705A in Whati, Northwest Territories, on December 1, 2014, unless the rental arrears are paid in full.

Adelle Guigon
Deputy Rental Officer