

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and **PITSI KOOCHIAKJUKE**, 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 -

PITSI KOOCHIAKJUKE

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 five thousand ninety two dollars (\$5092.00).
2. Pursuant to section 41(4)(c) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Apartment 302, 490 Range Lake Road, Yellowknife, NT shall be terminated on November 30, 2014 and the respondent shall vacate the premises on that date.

DATED at the City of Yellowknife, in the Northwest Territories this 19th day of November, 2014.

Hal Logsdon
Rental Officer

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and **PITSI KOOCHIAKJUKE**, 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-

PITSI KOOCHIAKJUKE

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: November 18, 2014

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Aya Burshan, representing the applicant

Date of Decision: November 18, 2014

REASONS FOR DECISION

The respondent was served with a Notice of Attendance sent by registered mail and confirmed delivered. The respondent failed to appear at the hearing and the hearing was held in his absence.

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and had breached a previous order to pay the monthly rent on time. 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 \$5092. The applicant testified that the respondent was still in possession of the premises and that there had been no payments of rent received since September 10, 2014.

A previous order (file #10-14236, filed on October 8, 2014) required the respondent to pay rent arrears of \$684 and to pay future rent on time. The monetary value of that order has been satisfied but the respondent is clearly in breach of the order to pay future rent on time.

I find the statement in order and find rent arrears of \$5092. In my opinion there are sufficient grounds to terminate the tenancy agreement.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$5092 and

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terminating the tenancy agreement on November 30, 2014. An eviction order to be effective on December 1, 2014 shall be issued separately.

Hal Logsdon
Rental Officer