

IN THE MATTER between **FORT RESOLUTION HOUSING AUTHORITY**,
Applicant, and **ARTHUR LAFFERTY**, 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 **FORT RESOLUTION, NT**.

BETWEEN:

FORT RESOLUTION HOUSING AUTHORITY

Applicant/Landlord

- and -

ARTHUR LAFFERTY

Respondent/Tenant

EVICITION ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 63(4)(a) and 83(2) of the *Residential Tenancies Act*, the respondent shall be evicted from the premises known as 0004-04, Lot 19-1, Plan 2343, Fort Resolution, NT on February 16, 2015 unless rent arrears in the amount of four thousand seven hundred eighty four dollars and forty eight cents (\$4784.48) are paid in full on or before February 15, 2015.

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

Hal Logsdon
Rental Officer

IN THE MATTER between **FORT RESOLUTION HOUSING AUTHORITY**,
Applicant, and **ARTHUR LAFFERTY**, 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:

FORT RESOLUTION HOUSING AUTHORITY

Applicant/Landlord

-and-

ARTHUR LAFFERTY

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: December 11, 2014

Place of the Hearing: Fort Resolution, NT

Appearances at Hearing: Elizabeth Ann McKay, representing the applicant

Date of Decision: December 11, 2014

REASONS FOR DECISION

The respondent was sent a Notice of Attendance by registered mail. At the time of the hearing there was no confirmation of delivery but Canada Post reported that a notice had been left at the address on November 26, 2014 indicating where the item could be picked up. The application was also sent to the respondent by the applicant and Canada Post reported that the item was refused by the respondent and returned to the sender. The respondent failed to appear at the hearing and the hearing was held in his absence. In my opinion, there are sufficient grounds to deem the application and Notice of Attendance served in accordance with section 71(5) of the *Residential Tenancies Act*.

The tenancy agreement between the parties will be terminated by order on February 15, 2015 unless the respondent pays the applicant rent arrears of \$4784.48 (file #10-14369, filed on December 17, 2014). In my opinion, the eviction is justified if the respondent fails to pay the ordered rent arrears and remains in possession of the rental premises after February 15, 2015.

Hal Logsdon
Rental Officer