

IN THE MATTER between **Satdeo Inc.**, Applicant, and **Meagan Boyd**, 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 -

**MEAGAN BOYD**

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 \$4,000.00 (four thousand dollars).
2. Pursuant to section 41(4)(c) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the rental premises known as #1106, 3 Capital Drive, in Hay River, Northwest Territories, will terminate January 31, 2015, and the respondent must vacate the rental premises on or before that date.

DATED at the City of Yellowknife in the Northwest Territories this 22nd day of January 2015.

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Adelle Guigon  
Deputy Rental Officer

IN THE MATTER between **Satdeo Inc.**, Applicant, and **Meagan Boyd**, 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-

**MEAGAN BOYD**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:**                      **January 21, 2015**

**Place of the Hearing:**                      **Hay River, Northwest Territories**

**Appearances at Hearing:**                      **Blaine Maillet, representing the applicant**

**Date of Decision:**                      **January 21, 2015**

**REASONS FOR DECISION**

An application to a rental officer made by Satdeo Inc. as the applicant/landlord against Meagan Boyd as the respondent/tenant was filed by the Rental Office December 4, 2014. The application was made regarding a residential tenancy agreement for the rental premises known as #1106, 3 Capital Drive, in Hay River, Northwest Territories. The applicant personally served a copy of the filed application on the respondent December 11, 2014.

The applicant alleged the respondent had accumulated rental arrears and sought an order for payment of rental arrears and termination of the tenancy agreement. No documentary evidence was submitted.

A hearing was scheduled for January 21, 2015 in Hay River, Northwest Territories. Mr. Blaine Maillet appeared representing the applicant. Ms. Meagan Boyd was served a notice of attendance by registered mail deemed served January 12, 2015, pursuant to section 71(5) of the *Residential Tenancies Act* (the Act). Ms. Boyd did not appear at hearing, nor did anyone appear on her behalf. The hearing proceeded in her absence pursuant to section 80(2) of the Act.

Mr. Maillet testified Ms. Boyd had a verbal tenancy agreement with the applicant. The monthly rent was deemed to be \$1,000 for a bachelor suite. Ms. Boyd had accumulated rental arrears in the amount of \$4,000, representing outstanding rent for the months of October 2014 to January 2015. Mr. Maillet stated he believed Ms. Boyd was in the process of vacating the rental premises.

I find Ms. Boyd has accumulated rental arrears in the amount of \$4,000 and, due to the substantial amount of rental arrears, I find termination of the tenancy agreement justified. An order will issue requiring Ms. Meagan Boyd to pay rental arrears in the amount of \$4,000 and terminating her tenancy January 31, 2015.

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Adelle Guigon  
Deputy Rental Officer