

IN THE MATTER between **Satdeo Inc.**, Applicant, and **J. Faulkner**, 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, regarding a rental premises located within the **town of Hay River in the Northwest Territories**.

BETWEEN:

SATDEO INC.

Applicant/Landlord

- and -

J. FAULKNER

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 \$4,550.00 (four thousand five hundred fifty dollars).

DATED at the City of Yellowknife in the Northwest Territories this 27th day of January 2015.

Adelle Guigon
Deputy Rental Officer

IN THE MATTER between **Satdeo Inc.**, Applicant, and **J. Faulkner**, 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-

J. FAULKNER

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	January 21, 2015
<u>Place of the Hearing:</u>	Hay River, Northwest Territories
<u>Appearances at Hearing:</u>	Blaine Maillet, representing the applicant
<u>Date of Decision:</u>	January 21, 2015

REASONS FOR DECISION

An application to a rental officer made by Satdeo Inc. as the applicant/landlord against J. Faulkner 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 #408, 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. Mr. J. Faulkner 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). Mr. Faulkner did not appear at hearing, nor did anyone appear on his behalf. The hearing proceeded in his absence pursuant to section 80(2) of the Act.

Mr. Maillet testified Mr. Faulkner was a tenant in a verbal agreement for a two-bedroom apartment for which the monthly rent was established at \$1,350. Mr. Faulkner moved out of the rental premises approximately January 15, 2015, leaving rental arrears in the amount of \$4,550. Mr. Maillet requested an order for payment of those rental arrears.

Having nothing before me to dispute the allegations, I find Mr. J. Faulkner has accumulated rental arrears in the amount of \$4,550 and an order will issue requiring payment.

Adelle Guigon
Deputy Rental Officer