

IN THE MATTER between **NPR Limited Partnership**, Applicant, and **Colton Sangris**,  
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 **city of Yellowknife in the Northwest  
Territories.**

BETWEEN:

**NPR LIMITED PARTNERSHIP**

Applicant/Landlord

- and -

**COLTON SANGRIS**

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 \$3,270.00 (three thousand two hundred seventy dollars).
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent must pay his rent on time in the future.

DATED at the City of Yellowknife in the Northwest Territories this 2nd day of March  
2015.

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Adelle Guigon  
Deputy Rental Officer

IN THE MATTER between **NPR Limited Partnership**, Applicant, and **Colton Sangris**,  
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**NPR LIMITED PARTNERSHIP**

Applicant/Landlord

-and-

**COLTON SANGRIS**

Respondent/Tenant

**REASONS FOR DECISION**

<b><u>Date of the Hearing:</u></b>	<b>February 18, 2015</b>
<b><u>Place of the Hearing:</u></b>	<b>Yellowknife, Northwest Territories</b>
<b><u>Appearances at Hearing:</u></b>	<b>Metslal Mesgun, representing the applicant Colton Sangris, respondent</b>
<b><u>Date of Decision:</u></b>	<b>February 18, 2015</b>

### **REASONS FOR DECISION**

An application to a rental officer made by NPR Limited Partnership as the applicant/landlord against Colton Sangris as the respondent/tenant was filed by the Rental Office January 27, 2015. The application was made regarding a residential tenancy agreement for the rental premises known as 6228 Finlayson Drive in Yellowknife, Northwest Territories. The applicant served a copy of the filed application on the respondent by email deemed received February 2, 2015, pursuant to section 4(4) of the *Residential Tenancies Regulations* (the Regulations).

The applicant alleged the respondent had accumulated rental arrears and sought an order for payment of the rental arrears, that future rent be paid on time, termination of the tenancy agreement, and eviction. Evidence submitted is listed in Appendix A attached to this order.

A hearing was scheduled for February 18, 2015, in Yellowknife, Northwest Territories. Ms. Metslal Mesgun appeared representing the applicant. Mr. Colton Sangris appeared as respondent.

The parties agreed that a residential tenancy agreement was in place between them for the rental premises known as 6228 Finlayson Drive in Yellowknife, Northwest Territories. The parties also agreed that rental arrears had accumulated to the amount of \$3,270.

Ms. Mesgun and Mr. Colton had spoken the week prior to this hearing and acknowledged Mr. Sangris had suffered from some family issues which resulted in him becoming solely responsible for covering the monthly rent. Mr. Sangris testified he expects to be able to have the rental arrears and the rent for March paid in full by March 15, 2015, and should have no trouble paying the rent on time after that. Discussions have also been had between Mr. Sangris and the landlord regarding transferring Mr. Sangris to a less expensive rental premises. Ms. Mesgun withdrew the landlord's request for termination of tenancy agreement and eviction.

#### *Tenancy agreement*

The residential lease entered into evidence establishes a tenancy agreement made between the parties for the rental premises known as 6228 Finlayson Drive in Yellowknife, Northwest Territories, starting December 1, 2013. The parties did not dispute the validity of the tenancy agreement. I am satisfied a valid tenancy agreement is in place between the parties in accordance with the *Residential Tenancies Act* (the Act).

*Rental arrears*

The resident ledger entered into evidence represents the landlord's accounting of monthly rent, late payment penalties, and payments made against the respondent's rent account. The respondent did not dispute the accuracy of the ledger entries. In reviewing the late payment penalties applied, I am satisfied they are calculated in accordance with the Regulations. I am satisfied the resident ledger accurately reflects the status of the respondent's rent account. I find the respondent has accumulated rental arrears in the amount of \$3,270 and has failed to pay the full amount of his rent when it was due.

An order will issue requiring Mr. Colton Sangris to pay rental arrears in the amount of \$3,270 and to pay his rent on time in the future.

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Adelle Guigon  
Deputy Rental Officer

APPENDIX A

Exhibits

Exhibit 1: Resident ledger dated January 26, 2015

Exhibit 2: Applicant's notice to terminate tenancy correspondences to respondent dated: January 9, 2015; December 8, 2014; November 12, 2014; August 12, 2014; July 7, 2014; June 3, 2014; April 15, 2014

Exhibit 3: Residential lease signed October 16, 2013

Exhibit 4: Resident ledger dated February 18, 2015