

IN THE MATTER between **NPR Limited Partnership**, Applicant, and **Glenna Gordon**, 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 Inuvik in the Northwest Territories**.

BETWEEN:

**NPR LIMITED PARTNERSHIP**

Applicant/Landlord

- and -

**GLENNA GORDON**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent must pay her rent on time in the future.

DATED at the City of Yellowknife in the Northwest Territories this 8<sup>th</sup> day of May 2015.

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Adelle Guigon  
Deputy Rental Officer

IN THE MATTER between **NPR Limited Partnership**, Applicant, and **Glenna Gordon**,  
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:

**NPR LIMITED PARTNERSHIP**

Applicant/Landlord

-and-

**GLENNA GORDON**

Respondent/Tenant

**REASONS FOR DECISION**

<b><u>Date of the Hearing:</u></b>	<b>April 9, 2015</b>
<b><u>Place of the Hearing:</u></b>	<b>Inuvik, Northwest Territories, by teleconference</b>
<b><u>Appearances at Hearing:</u></b>	<b>Aru Vashisht, representing the applicant</b>
<b><u>Date of Decision:</u></b>	<b>April 9, 2015</b>

**REASONS FOR DECISION**

An application to a rental officer made by NPR Limited Partnership as the applicant/landlord against Glenna Gordon as the respondent/tenant was filed by the Rental Office February 19, 2015. The application was made regarding a residential tenancy agreement for the rental premises known as #105, 20 Bootlake Road, in Inuvik, Northwest Territories. The applicant served a copy of the filed application on the respondent by registered mail signed for March 12, 2015.

The applicant alleged the respondent has been repeatedly late paying her rent and had accumulated rental arrears. An order was sought for payment of rental arrears and that future rent be paid on time. Evidence submitted is listed in Appendix A attached to this order.

A hearing was scheduled for April 9, 2015, in Inuvik. Ms. Aru Vashisht appeared representing the applicant. Ms. Glenna Gordon was sent a notice of attendance by registered mail deemed served March 25, 2015, pursuant to section 71(5) of the *Residential Tenancies Act* (the Act). Ms. Gordon 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.

Ms. Vashisht testified to and provided evidence that Ms. Gordon had entered into a tenancy agreement for the rental premises known as #105, 20 Bootlake Road, in Inuvik, Northwest Territories, commencing August 15, 2014. The written tenancy agreement set out the monthly rent of \$1,300 payable the first of each month.

The resident ledger provided into evidence represents the landlord's accounting of monthly rent and payments received against the respondent's rent account. It includes charges for late payment penalties calculated within the maximum limit set under the *Residential Tenancies Regulations*. I am satisfied the resident ledger accurately represents the status of the respondent's rent account as of April 7, 2015.

The resident ledger supports the landlord's allegation that Ms. Gordon has been repeatedly late paying the full amount of rent when it is due. At the time the application was filed, Ms. Gordon carried rental arrears in the amount of \$32. By the time of this hearing, Ms. Gordon had successfully reduced her rental arrears to zero by paying her rent for April in advance. As a result, Ms. Vashisht requested only an order that future rent be paid on time.

I find the respondent has repeatedly failed to pay her rent on time and an order will issue requiring the respondent to pay her rent on time in the future.

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Adelle Guigon  
Deputy Rental Officer

APPENDIX A

Exhibits

Exhibit 1: Tenancy agreement signed August 15, 2014

Exhibit 2: Resident ledger dated February 13, 2015

Exhibit 3: Resident ledger dated April 7, 2015