

IN THE MATTER between **Fort Smith Housing Authority**, Applicant, and **Ashley Phripp and Warren Sikyea**, Respondents;

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 Fort Smith in the Northwest Territories**.

BETWEEN:

FORT SMITH HOUSING AUTHORITY

Applicant/Landlord

- and -

ASHLEY PHRIPP and WARREN SIKYEA

Respondents/Tenants

EVICITION ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 63(4)(a) and 83(2) of the *Residential Tenancies Act*, if the tenancy agreement between the parties terminates September 30, 2015, in accordance with paragraph 3 of rental officer order number 10-14695, the respondents will be evicted from the rental premises known as Unit 0057, 111 Field Street, in Fort Smith, Northwest Territories, on October 1, 2015.

DATED at the City of Yellowknife in the Northwest Territories this 10th day of July 2015.

Adelle Guigon
Deputy Rental Officer

IN THE MATTER between **Fort Smith Housing Authority**, Applicant, and **Ashley Phripp and Warren Sikyea**, Respondents.

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:

FORT SMITH HOUSING AUTHORITY

Applicant/Landlord

-and-

ASHLEY PHRIPP and WARREN SIKYEA

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: **June 23, 2015**

Place of the Hearing: **Fort Smith, Northwest Territories, by teleconference**

Appearances at Hearing: **Kevin Mageean, representing the applicant**
Ashley Phripp, respondent
Warren Sikyea, respondent
Diane Porter, DHSS, for the respondents
Denise Yuhas, Constituency Assistant, for the respondents

Date of Decision: **June 26, 2015**

REASONS FOR DECISION

This eviction order is issued in conjunction with Rental Officer order number 10-14695 dated July 10, 2015, and the reasons for decision therein attached include reasons for the issuance of this eviction order. Refer to that order and reasons for decision for a detailed accounting of this matter.

Having found justification for conditional termination of the tenancy agreement between Fort Smith Housing Authority as the landlord and Ashley Phripp and Warren Sikyea as the tenants, and having ordered said termination for September 30, 2015, unless \$3,000 is paid towards rental arrears and the monthly rents for July to September 2015 are paid on time, I have also found justification for issuing a conditional eviction order to remove Ms. Phripp and Mr. Sikyea from the rental premises known as Unit 0057, 111 Field Street, in Fort Smith, Northwest Territories, on October 1, 2015, if the termination of the tenancy agreement becomes effective September 30, 2015.

Adelle Guigon
Deputy Rental Officer