

IN THE MATTER between **Midwest Property Management**, Applicant, and **Sheldon Olson**, 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 city of Yellowknife in the Northwest Territories**.

BETWEEN:

MIDWEST PROPERTY MANAGEMENT

Applicant/Landlord

- and -

SHELDON OLSON

Respondent/Tenant

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 is terminated on August 31, 2015, in accordance with paragraph 3 of rental officer order #10-14715, the respondent will be evicted from the rental premises known as #204, 5304 - 49 Street, in Yellowknife, Northwest Territories, on September 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 **Midwest Property Management**, Applicant, and **Sheldon Olson**, 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:

MIDWEST PROPERTY MANAGEMENT

Applicant/Landlord

-and-

SHELDON OLSON

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	June 24, 2015
<u>Place of the Hearing:</u>	Yellowknife, Northwest Territories
<u>Appearances at Hearing:</u>	Joyce Dust, representing the applicant Joel Thomas, representing the applicant Sheldon Olson, respondent
<u>Date of Decision:</u>	June 24, 2015

REASONS FOR DECISION

This eviction order is issued in conjunction with Rental Officer order number 10-14715 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 Midwest Property Management as landlord and Sheldon Olson as tenant, and having ordered said termination for August 31, 2015, if Mr. Olson does not pay his rental arrears in full and his rents for July and August on time, I have also found justification for issuing a conditional eviction order to remove Mr. Olson from the rental premises known as #204, 5304 - 49 Street, in Yellowknife, Northwest Territories, on September 1, 2015, if the tenancy agreement is terminated in accordance with paragraph 3 of rental officer order number 10-14715.

Adelle Guigon
Deputy Rental Officer