

IN THE MATTER between **Yellowknife Dairies Ltd. o/a YKD Property Management**, Applicant, and **Doreen Apples**, 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:

YELLOWKNIFE DAIRIES LTD. o/a YKD PROPERTY MANAGEMENT

Applicant/Landlord

- and -

DOREEN APPLES

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 10th day of August 2015.

Adelle Guigon
Deputy Rental Officer

IN THE MATTER between **Yellowknife Dairies Ltd. o/a YKD Property Management**, Applicant, and **Doreen Apples**, Respondent.

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter R-5 (the "Act");

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BETWEEN:

YELLOWKNIFE DAIRIES LTD. o/a YKD PROPERTY MANAGEMENT

Applicant/Landlord

-and-

DOREEN APPLES

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	July 22, 2015
<u>Place of the Hearing:</u>	Yellowknife, Northwest Territories
<u>Appearances at Hearing:</u>	Charles Wyman, representing the applicant Doreen Apples, respondent
<u>Date of Decision:</u>	July 22, 2015

REASONS FOR DECISION

An application to a rental officer made by Yellowknife Dairies Ltd. o/a YKD Property Management as the applicant/landlord against Doreen Apples as the respondent/tenant was filed by the Rental Office May 6, 2015. The application was made regarding a residential tenancy agreement for the rental premises known as #4, 488 Range Lake Road, in Yellowknife, Northwest Territories. The applicant personally served a copy of the filed application on the respondent June 4, 2015.

The applicant alleged the respondent had repeatedly failed to pay rent on time and had 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 July 22, 2015, in Yellowknife, Northwest Territories. Mr. Charles Wyman appeared representing the applicant. Ms. Doreen Apples appeared as respondent.

Tenancy agreement

The parties agreed and the residential tenancy agreement submitted into evidence established a tenancy agreement between the parties for the rental premises known as #4, 488 Range Lake Road, in Yellowknife, Northwest Territories. The tenancy commenced July 11, 2014. I am satisfied a valid tenancy agreement is in place between the parties in accordance with the *Residential Tenancies Act* (the Act).

Rental arrears

Mr. Wyman testified and provided evidence that the respondent has been late paying rent on at least three occasions since February 2015. He confirmed that since the filing of this application the rental arrears have been resolved and the respondent currently has a zero balance on her rent account. Ms. Apples did not dispute that she has been late paying rent as described.

Section 4 of the tenancy agreement specifies the rent of \$1,675 is due and payable on the first day of every month. I find the respondent has failed to comply with her obligation to pay her rent in full when it is due.

Order

An order will issue requiring Ms. Doreen Apples to pay her rent on time in the future.

Adelle Guigon
Deputy Rental Officer

APPENDIX A

Exhibits

Exhibit 1: Statement dated May 5, 2015

Exhibit 2: Statement dated July 21, 2015

Exhibit 3: Residential tenancy agreement signed July 11, 2014