

IN THE MATTER between **Yellowknife Dairies Ltd. O/A YKD Property Management**, Applicant, and **Cassandra English**, 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:

YELLOWKNIFE DAIRIES LTD. O/A YKD PROPERTY MANAGEMENT

Applicant/Landlord

- and -

CASSANDRA ENGLISH

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

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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-

CASSANDRA ENGLISH

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
<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 Cassandra English as the respondent/tenant was filed by the Rental Office June 4, 2015. The application was made regarding a residential tenancy agreement for the rental premises known as #11, 488 Range Lake Road, in Yellowknife, Northwest Territories. The applicant served a copy of the filed application on the respondent by email deemed received June 7, 2015, pursuant to section 4(4) of the *Residential Tenancies Regulations* (the Regulations).

The applicant alleged the respondent has repeatedly failed to pay the full amount of rent when due and has rental arrears. An order was sought for payment of the 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. Cassandra English was served a notice of attendance by registered mail signed for July 9, 2015. Ms. English 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 *Residential Tenancies Act* (the Act).

Tenancy agreement

The residential tenancy agreement entered into evidence establishes a tenancy agreement between the parties for the rental premises known as #11, 488 Range Lake Road, in Yellowknife, Northwest Territories. The tenancy commenced July 1, 2014. I am satisfied a valid tenancy agreement is in place between the parties in accordance with the Act.

Rental arrears

The aged overdue receivables detail and statement entered into evidence substantiate the applicant's claim the respondent has been repeatedly late paying her rent on time. Mr. Wyman confirmed that since filing of the application to a rental officer the respondent has resolved her arrears and currently carries a credit balance on her rent account. I am satisfied the statement accurately reflects the current status of the respondent's rent account.

Section 4 of the tenancy agreement specifies the rent of \$1,625 is due and payable the first day of every month. I find the respondent has repeatedly failed to comply with her obligation to pay the full amount of rent when due.

Order

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

Adelle Guigon
Deputy Rental Officer

APPENDIX A

Exhibits

Exhibit 1: Aged overdue receivables detail as at June 3, 2015

Exhibit 2: Statement dated July 21, 2015

Exhibit 3: Residential tenancy agreement signed June 24, 2014