

IN THE MATTER between **THE EXECUTIVE LTD.**, Applicant, and **MAGGIE DOOK**, 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, **HAL LOGSDON**, Rental Officer, regarding the rental premises at **YELLOWKNIFE, NT**.

BETWEEN:

THE EXECUTIVE LTD.

Applicant/Landlord

- and -

MAGGIE DOOK

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of six thousand two hundred eighty five dollars (\$6285.00).
2. Pursuant to section 41(4)(c) and 83(2) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Apartment 307, 4920 - 54th Avenue, Yellowknife, NT shall be terminated on August 31, 2015 and the respondent shall vacate the premises on that date unless the rent arrears in the amount of six thousand two hundred eighty five dollars (\$6285.00) are paid in full.

DATED at the City of Yellowknife, in the Northwest Territories this 21st day of August, 2015.

Hal Logsdon
Rental Officer

IN THE MATTER between **THE EXECUTIVE LTD.**, Applicant, and **MAGGIE DOOK**, 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 **Hal Logsdon**, Rental Officer.

BETWEEN:

THE EXECUTIVE LTD.

Applicant/Landlord

-and-

MAGGIE DOOK

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: August 19, 2015

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Jamie Kerr, representing the applicant

Date of Decision: August 19, 2015

REASONS FOR DECISION

The respondent was personally served with a Notice of Attendance on August 5, 2015 but failed to appear at the hearing. The hearing was held in her absence.

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent. The applicant sought an order requiring the respondent to pay the alleged rent arrears.

The applicant provided a statement of the rent account in evidence which indicated a balance of rent owing in the amount of \$6285. The last payment of rent was on June 1, 2015.

The applicant stated that they would agree to continue the tenancy agreement if the rent arrears were paid on or before August 31, 2015.

I find the statement in order and find the respondent in breach of their obligation to pay rent. I find the rent arrears to be \$6285. In my opinion, there are sufficient grounds to terminate the tenancy agreement if the rent arrears are not paid on or before August 31, 2015.

A order shall issue requiring the respondent to pay the applicant rent arrears in the amount \$6285 and terminating the tenancy agreement on August 31, 2015 unless the rent arrears are paid in full.

Hal Logsdon
Rental Officer