

IN THE MATTER between **HAY RIVER MOBILE HOME PARK**, Applicant, and  
**KEVIN LAFFERTY**, Respondent;

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

AND IN THE MATTER of a Hearing before, **HAL LOGSDON**, Rental Officer,  
regarding the rental premises at **HAY RIVER, NT.**

BETWEEN:

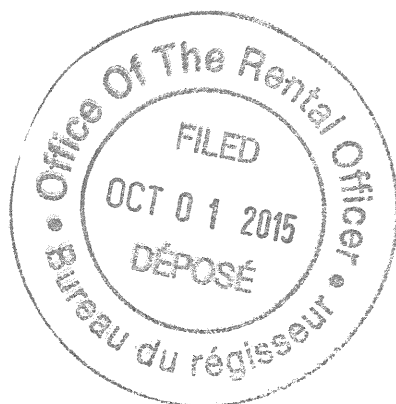
**HAY RIVER MOBILE HOME PARK**

Applicant/Landlord

- and -

**KEVIN LAFFERTY**

Respondent/Tenant

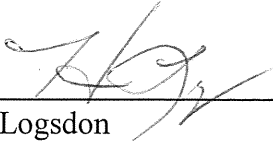


**ORDER**

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 three thousand four hundred fifty five dollars (\$3455.00).
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 1st day of October,  
2015.

  
\_\_\_\_\_  
Hal Logsdon  
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");

AND IN THE MATTER of a Hearing before **Hal Logsdon**, Rental Officer.

BETWEEN:

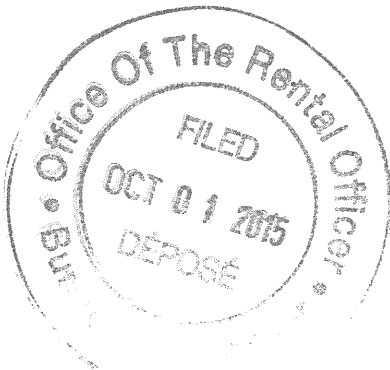
**HAY RIVER MOBILE HOME PARK**

Applicant/Landlord

-and-

**KEVIN LAFFERTY**

Respondent/Tenant



**REASONS FOR DECISION**

<b><u>Date of the Hearing:</u></b>	<b>August 26, 2015</b>
<b><u>Place of the Hearing:</u></b>	<b>Hay River, NT via teleconference</b>
<b><u>Appearances at Hearing:</u></b>	<b>Michelle Schaub, representing the applicant</b>
<b><u>Date of Decision:</u></b>	<b>August 26, 2015</b>

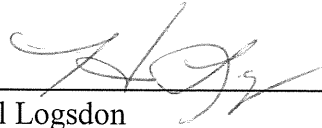
**REASONS FOR DECISION**

The respondent was sent a Notice of Attendance by registered mail. At the time of the hearing, there was no confirmation of delivery but Canada Post confirmed that a notice was left at the respondent's address on August 11, 2015 indicating where the item could be picked up. The respondent failed to appear at the hearing. In my opinion it is not unreasonable to deem the Notice of Attendance served in accordance with section 71(5) of the *Residential Tenancies Act*. The hearing was held in the absence of the respondent.

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent. The premises consist of a mobile home park lot. The applicant sought an order requiring the respondent to pay the alleged rent arrears and to pay future rent on time.

The applicant provided a statement of the rent account which indicated a balance of rent as at June 1, 2015 of \$3677.42. The applicant stated that since that date the July rent had come due (\$260), the August rent had come due (\$260) and a payment of \$742.42 had been made bringing the balance owing to \$3455.

I find the respondent in breach of his obligation to pay rent and find the rent arrears to be \$3455. An order shall issue requiring the respondent to pay rent arrears of \$3455 and to pay future rent on time.

  
\_\_\_\_\_  
Hal Logsdon  
Rental Officer