

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and
KARLENE GORDON AND DAVID GORDON, Respondents;

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:

NPR LIMITED PARTNERSHIP

Applicant/Landlord

- and -

KARLENE GORDON AND DAVID GORDON

Respondents/Tenants

ORDER AND EVICTION ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of three thousand three hundred twenty one dollars (\$3321.00).
2. Pursuant to section 41(4)(c) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Apartment 105, 48 Con Road, Yellowknife, NT shall be terminated on November 5, 2015 and the respondents shall vacate the premises on that date.

3. Pursuant to section 63(4)(a) of the *Residential Tenancies Act*, the respondents shall be evicted from the premises known as Apartment 105, 48 Con Road, Yellowknife, NT on November 6, 2015.

DATED at the City of Yellowknife, in the Northwest Territories this 29th day of October, 2015.

Hal Logsdon
Rental Officer

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and
KARLENE GORDON AND DAVID GORDON, Respondents.

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:

NPR LIMITED PARTNERSHIP

Applicant/Landlord

-and-

KARLENE GORDON AND DAVID GORDON

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: **October 28, 2015**

Place of the Hearing: **Yellowknife, NT**

Appearances at Hearing: **Aya Burshan, representing the applicant**

Date of Decision: **October 28, 2015**

REASONS FOR DECISION

The respondents were served with Notices of Attendance sent by registered mail and confirmed delivered. The respondents failed to appear at the hearing and the hearing was held in their absence.

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

The applicant provided a statement of the rent account which indicated a balance of rent and penalties for late rent in the amount of \$3321. The monthly rent for the premises is \$1420. The statement indicates that the respondents have been continuously in arrears since February 2, 2014 and that no payments of rent have been made since September 16, 2015. The respondents have been sent numerous notices concerning the arrears. A previous order (file #10-14266, filed on October 15, 2014) ordered the respondents to pay future rent on time.

I find the statement in order and find the respondents in breach of their obligation to pay rent and in breach of the previous order. I find rent arrears of \$3321. In my opinion, there are sufficient grounds to terminate the tenancy agreement and eviction is justified.

An order shall issue requiring the respondents to pay the applicant rent arrears and terminating

the tenancy agreement on November 5, 2015. An eviction order to be effective on November 6, 2015 shall also be issued.

Hal Logsdon
Rental Officer