

IN THE MATTER between **Satdeo Inc.**, Applicant, and **Greg Perron**, 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 **town of Hay River in the Northwest Territories**.

BETWEEN:

SATDEO INC.

Applicant/Landlord

- and -

GREG PERRON

Respondent/Tenant

ORDER and EVICTION ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent must pay to the applicant rental arrears in the amount of \$8,000.00 (eight thousand dollars).
2. Pursuant to section 41(4)(c) of the *Residential Tenancies Act*, the tenancy agreement between the parties will terminate February 29, 2016, and the respondent must vacate the rental premises on or before that date.
3. Pursuant to section 63(4)(a) of the *Residential Tenancies Act*, the respondent will be evicted from the rental premises known as #404, 3 Capital Drive, in Hay River, Northwest Territories, on March 15, 2016.

4. Pursuant to section 63(4)(b) of the *Residential Tenancies Act*, the respondent must compensate the applicant for use and occupation of the rental premises in the amount of \$39.45 for each day he remains in the rental premises after February 29, 2016.

DATED at the City of Yellowknife in the Northwest Territories this 26th day of February 2016.

Adelle Guigon
Deputy Rental Officer

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AND IN THE MATTER of a Hearing before **Adelle Guigon**, Deputy Rental Officer,

BETWEEN:

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-and-

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REASONS FOR DECISION

<u>Date of the Hearing:</u>	February 25, 2016
<u>Place of the Hearing:</u>	Hay River, Northwest Territories, by teleconference
<u>Appearances at Hearing:</u>	Olly Das, representing the applicant
<u>Date of Decision:</u>	February 25, 2016

REASONS FOR DECISION

An application to a rental officer made by Satdeo Inc. as the applicant/landlord against Greg Perron as the respondent/tenant was filed by the Rental Office December 2, 2015. The application was made regarding a residential tenancy agreement for a rental premises located in Hay River, Northwest Territories. The applicant personally served a copy of the filed application on the respondent December 10, 2015.

The applicant alleged the respondent has been repeatedly late paying rent and has accumulated rental arrears. An order was sought for payment of the rental arrears, termination of the tenancy agreement and eviction.

A hearing was scheduled for February 25, 2016, in Hay River, Northwest Territories. The rental officer appeared by telephone. Ms. Olly Das appeared representing the applicant. Mr. Greg Perron was served with notice of the hearing by registered mail sent February 8, 2016, which was deemed served February 19, 2016, pursuant to section 71(5) of the *Residential Tenancies Act* (the Act). Mr. Perron did not appear at hearing, nor did anyone appear on his behalf. The hearing proceeded in Mr. Perron's absence pursuant to section 80(2) of the Act.

Tenancy agreement

The applicant's representative testified the respondent had taken occupancy of the rental premises known as #404, 3 Capital Drive, in Hay River, Northwest Territories in mid-June 2015. The monthly rent was established at \$1,200. I am satisfied a verbal tenancy agreement was in place between the parties in accordance with the Act.

Rental arrears

The applicant's representative testified that the respondent was only charged half a month's rent for June, having moved in mid-month. The respondent paid \$600 for rent in June, \$1,000 for rent in July, and \$1,200 for rent in August. No other payments have been received since August 2015, yet the respondent remains in occupancy of the rental premises. The total rental arrears accumulated to date are \$8,000, representing more than 6 months' rent. I am satisfied the respondent has accumulated substantial rental arrears and find the respondent carries rental arrears to date in the amount of \$8,000.

Termination of the tenancy agreement and eviction

In consideration of the substantial amount of rental arrears and the complete failure to make any efforts since August 2015 to pay any amounts towards those rental arrears, I am satisfied termination of the tenancy agreement and eviction are justified.

Order

An order will issue requiring the respondent to pay rental arrears in the amount of \$8,000; terminating the tenancy agreement February 29, 2016; evicting the respondent March 15, 2016; and requiring the respondent to compensate the applicant for use and occupation of the rental premises at a rate of \$39.45 for each day he remains in the rental premises after February 29, 2016.

Adelle Guigon
Deputy Rental Officer