

IN THE MATTER between **NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**, Applicant, and **FRANCINE LIGHTFOOT**, 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, regarding the rental premises at **YELLOWKNIFE, NT**.

BETWEEN:

**NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**

Applicant/Landlord

- and -

**FRANCINE LIGHTFOOT**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. 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 25th day of July, 2007.

Hal Logsdon  
Rental Officer

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BETWEEN:

**NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**

Applicant/Landlord

-and-

**FRANCINE LIGHTFOOT**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** July 11, 2007

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

**Appearances at Hearing:** Julia O'Brien, representing the applicant

**Date of Decision:** July 11, 2007

**REASONS FOR DECISION**

The respondent was served with a Notice of Attendance sent by registered mail and confirmed delivered. The respondent failed to appear at the hearing and the hearing was held in her absence.

The applicant alleged that the respondent breached the tenancy agreement by failing to pay rent on the days it is due. The applicant withdrew their request for an order terminating the tenancy agreement and sought only an order to pay future rent on time.

The applicant provided a statement of the rent in evidence which indicated that the rent had not always been paid on or before the first day of the month which is the obligation of the tenant set out in the tenancy agreement.

I find the respondent in breach of her obligation to pay rent on the days it is due. An order shall issue requiring the respondent to pay future rent on time.

Hal Logsdon  
Rental Officer

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