

Service Nova Scotia and Municipal Relations

Residential Tenancies

Phone: (902) 424-5200

Toll Free: 1-800-670-4357

Order of the Director

File Number: 200800115

Address of Rental

Unit:

Complaint(s): Unduly Interfering (noise, etc)

Applicant:

Respondent:

Address:

Address:

Value of Application to Director: \$0.00

Valid landlord/tenant relationship exists/existed: Yes

Service to the other party was confirmed: Yes

Written lease signed: Yes

Lease Term: Monthly

Security deposit given to landlord: \$262.50

Security deposit held in trust account: Yes

Copy of Act and/or lease given to tenant: Both

Date tenancy began: 01-DEC-2002

Date tenancy ended:

Date of Application(s): 11-JAN-2008

Summary of Issue:

The landlord is seeing termination of the tenancy.

The landlord and the tenant were both present at the hearing and represented themselves.

Upon review of all the evidence and materials submitted to the Officer , on 04-FEB-2008, and,

Based on the following reasons:

1. The parties commenced a written month to month standard form lease effective December 1, 2002 with a current monthly rent of \$550.00.
2. The landlord retains a security deposit plus interest in the amount of \$276.00 up to and including February 2008.
3. The landlord's request for termination of tenancy is allowed based on the actions of the tenant which included a number of accidental fires in her unit, disturbing the quiet enjoyment of other tenants in the building, the Police being at her unit on a number of occasions and the tenant being taken to the Abbey Lane. Note: The tenant was removed from the unit on or about January 10, 2008 at which time members of her family went to the unit and removed her furniture and belongings and put the items in storage. Based on the above it is determined that the tenancy is terminated effective January 31, 2008.

Having reviewed all of the evidence, it is Ordered that:

The month to month lease between the landlord and the tenant is terminated effective January 31, 2008.

Signed: _____
Residential Tenancy
Officer

Date: 13-FEB-2008

An Appeal may be filed within ten (10) days of the date of this Order at the Small Claims Court for your area. If no appeal is filed, this Order may be made an Order of the Small Claims Court.