

IN THE MATTER between **CAROLE CARNELL**, Applicant, and **SACHO DEVELOPMENTS**, 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:

**CAROLE CARNELL**

Applicant/Tenant

- and -

**SACHO DEVELOPMENTS**

Respondent/Landlord

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 32(1) of the *Residential Tenancies Act*, the respondent may pay the rent for the rental premises to the rental officer until such time as the ordered repairs to the premises have been completed.

DATED at the City of Yellowknife, in the Northwest Territories this 12th day of September, 2002.

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Hal Logsdon  
Rental Officer

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**CAROLE CARNELL**

Applicant/Tenant

-and-

**SACHO DEVELOPMENTS**

Respondent/Landlord

**REASONS FOR DECISION**

**Date of the Hearing:** September 10, 2002

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

**Appearances at Hearing:** Carole Carnell, applicant  
Christine Sturby, representing the respondent

**Date of Decision:** September 10, 2002

**REASONS FOR DECISION**

The applicant alleged that the respondent had breached the tenancy agreement by failing to make repairs to the rental premises and sought an order requiring the respondent to pay compensation for repairs undertaken on behalf of the landlord and authorization to pay rent to the rental officer until the remainder of repairs had been completed.

The applicant sought reimbursement for costs she incurred to repair the dryer in the premises.

The respondent made full payment of the requested costs at the hearing.

An order was filed by the rental officer on June 14, 2002 requiring the respondent to undertake several repairs to the rental premises. These repairs were to be completed by July 15, 2002. The applicant testified that while some work had been done, several items of repair had not been completed. The respondent did not dispute the allegations, stating that their handyman would be returning to work in the near future and intended to complete the repairs promptly.

In my opinion the ordered repairs are relatively simple to complete and the July 15, 2002 completion date was reasonable. The applicant indicated that she had given notice to terminate the tenancy agreement. In my opinion, the payment of rent to the rental officer will act to ensure that the repairs are completed.

An order shall be issued authorizing the respondent to pay the monthly rent to the rental officer.

Payments must be made by money order or certified cheque. Either the respondent or the applicant may contact the rental officer when the repairs are completed and the rental officer will inspect the work and, if complete, release the funds to the landlord.

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Hal Logsdon  
Rental Officer