

IN THE MATTER between **YELLOWKNIFE DAIRIES LTD.**, Applicant, and **CHRIS ROY AND CHRISTLE JASKEN**, 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, regarding the rental premises at **YELLOWKNIFE, NT.**

BETWEEN:

YELLOWKNIFE DAIRIES LTD.

Applicant/Landlord

- and -

CHRIS ROY AND CHRISTLE JASKEN

Respondents/Tenants

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 nine hundred twenty three dollars and twenty nine cents (\$3923.29).

DATED at the City of Yellowknife, in the Northwest Territories this 13th day of December, 2002.

Hal Logsdon
Rental Officer

IN THE MATTER between **YELLOWKNIFE DAIRIES LTD.**, Applicant, and **CHRIS ROY AND CHRISTLE JASKEN**, 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:

YELLOWKNIFE DAIRIES LTD.

Applicant/Landlord

-and-

CHRIS ROY AND CHRISTLE JASKEN

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: December 10, 2002

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Jennifer Eggenberger, representing the applicant

Date of Decision: December 13, 2003

REASONS FOR DECISION

The respondents were served with Notices of Attendance on November 24, 2002 but failed to appear at the hearing. The hearing was held in their absence.

The tenancy agreement between the parties was terminated on October 31, 2002 when the respondents vacated the premises. The applicant retained the security deposit and accrued interest in the amount of \$1476.71 and sought an order for the balance of alleged rent arrears owing.

The applicant provided a copy of the tenant ledger which indicated a balance of rent owing at the end of the tenancy agreement in the amount of \$7650. The applicant held a security deposit of \$1350 with accrued interest of \$126.71. No damages to the premises were noted by the applicant on the statement of security deposit.

A previous order requiring the respondents to pay arrears of \$1300 (File #10-6563, filed April 20, 2001) has been satisfied. Another order requiring the respondents to pay arrears of \$3750 (File #10-6959, file June 12, 2002) has only been partially satisfied. The ledger indicates one payment of \$1500 was made since that order was issued.

I find the respondent's rent records in order. Taking into account the security deposit, accrued interest on the deposit and the unsatisfied balance of the previous order, an order shall be issued requiring the respondents to pay the applicant rent arrears in the amount of \$3923.29, calculated

as follows:

Balance as per ledger	\$7650.00
Security deposit	(1350.00)
Interest on deposit	(126.71)
Unsatisfied portion of previous order	<u>(2250.00)</u>
Amount of order	\$3923.29

An order shall be issued requiring the respondents to pay the applicant rent arrears in the amount of \$3923.29.

Hal Logsdon
Rental Officer