

IN THE MATTER between **FRASER TOWER SUITE HOTEL**, Applicant, and
SAMANTHA JOHNSON, 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:

FRASER TOWER SUITE HOTEL

Applicant/Landlord

- and -

SAMANTHA JOHNSON

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of one thousand one hundred twelve dollars and ninety eight cents (\$1112.98).

DATED at the City of Yellowknife, in the Northwest Territories this 13th day of
February, 2003.

Hal Logsdon
Rental Officer

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SAMANTHA JOHNSON, Respondent.

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BETWEEN:

FRASER TOWER SUITE HOTEL

Applicant/Landlord

-and-

SAMANTHA JOHNSON

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: February 11, 2003

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Kristen Cook, representing the applicant
Samantha Johnson, respondent

Date of Decision: February 11, 2003

REASONS FOR DECISION

The tenancy agreement between the parties was terminated on or about September 30, 2002 when the respondent vacated the rental premises. The applicant retained the security deposit of \$800, applying it against alleged rent arrears of \$1937.16. The applicant alleged that the balance of \$1137.16 remained outstanding. The applicant sought an order requiring the respondent to pay the alleged outstanding rent arrears.

The respondent did not dispute the allegations.

I find the respondent has breached the tenancy agreement by failing to pay the lawful rent to the landlord. I find the rent arrears to be \$1937.16. I also find that the applicant has failed to apply interest to the deposit in accordance with the *Residential Tenancies Act* and find that interest to be \$24.18. Taking into account the security deposit and accrued interest I find the amount owing the applicant to be \$1112.98, calculated as follows:

Rent arrears	\$1937.16
Security deposit	(800.00)
Interest (Oct 01/01 to Sept 30/02)	<u>(24.18)</u>
Amount due applicant	\$1112.98

An order shall be issued requiring the respondent to pay the applicant rent arrears in the amount of \$1112.98.

Hal Logsdon
Rental Officer