

IN THE MATTER between **YWCA OF YELLOWKNIFE**, Applicant, and **SARA SCHRAM**, 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:

YWCA OF YELLOWKNIFE

Applicant/Landlord

- and -

SARA SCHRAM

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 three thousand six hundred fifty four dollars and eighty three cents (\$3654.83).

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

Hal Logsdon
Rental Officer

IN THE MATTER between **YWCA OF YELLOWKNIFE**, Applicant, and **SARA SCHRAM**, 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.

BETWEEN:

YWCA OF YELLOWKNIFE

Applicant/Landlord

-and-

SARA SCHRAM

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: February 11, 2003

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Kate Wilson, representing the applicant

Date of Decision: February 13, 2003

REASONS FOR DECISION

The respondent was served with a Notice of Attendance on February 1, 2003 but failed to appear at the hearing. The hearing was held in her absence. The respondent delivered a written statement to the rental officer prior to the hearing indicating that she had no dispute with the allegations of the landlord and offering to settle the dispute by making monthly payments.

The tenancy agreement between the parties was terminated on October 3, 2002 when the respondent vacated the premises. The applicant retained the security deposit of \$675, applying it to cleaning costs, damages and rent arrears. The applicant provided a statement of the deposit indicating a balance of rent arrears still owing in the amount of \$3620. The applicant sought an order requiring the respondent to pay that amount. The applicant submitted photographs of the premises taken at the termination of the tenancy and a condition report completed at the commencement of the tenancy.

I find the costs of cleaning and repair reasonable. However, the statement of the security deposit contains an arithmetic error and does not apply interest to the security deposit. I find the interest to be \$25.17. After the application of the security deposit and interest, I find the amount owing to be \$3654.83 calculated as follows:

Rent arrears	\$3940.00
Cleaning & repair costs	415.00
Security deposit	(675.00)
Interest on deposit	<u>(25.17)</u>
Amount due applicant	\$3654.83

An order shall be issued requiring the respondent to pay the applicant rent arrears in the amount of \$3654.83.

Hal Logsdon
Rental Officer