

IN THE MATTER between **YVONNE CAREEN AND PHILIP CAREEN**, Applicants,
and **COREY MACKENZIE**, 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:

YVONNE CAREEN AND PHILIP CAREEN

Applicants/Landlords

- and -

COREY MACKENZIE

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent shall pay the applicants rent arrears in the amount of one hundred twenty dollars (\$120.00).
2. Pursuant to section 45(4)(e) of the *Residential Tenancies Act*, the respondent shall pay compensation to the applicants for the cost of water which will be paid on his behalf in the amount of four hundred seventeen dollars and sixty two cents (\$417.62).
3. Pursuant to section 42(3)(c) of the *Residential Tenancies Act*, the respondent shall pay the applicant expenses related to the cleaning of the premises after the termination of the tenancy agreement in the amount of one hundred seventy five dollars (\$175.00).

DATED at the City of Yellowknife, in the Northwest Territories this 15th day of August,
2003.

Hal Logsdon
Rental Officer

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COREY MACKENZIE

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: August 12, 2003

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Yvonne Careen, applicant
Corey Mackenzie, respondent

Date of Decision: August 12, 2003

REASONS FOR DECISION

The applicant alleged that the respondent has breached the tenancy agreement by failing to pay the full amount of rent, failing to pay for waster costs and failing to leave the premises in a reasonable state of cleanliness after the tenancy agreement was terminated. The applicant sought an order requiring the respondent to pay the alleged rent arrears, cost of water and expenses related to the cleaning of the premises.

The applicant testified that the respondent had failed to pay the full amount of rent for April and stated that the arrears of rent were \$120. The applicant also testified that the tenancy agreement between the parties obligated the tenant to pay for the cost of water. The applicant provided a statement of the water account with the City of Yellowknife indicated a balance owing in the amount of \$416.72. The applicant testified that the house was being sold and that she would have to pay the water charges as an adjustment on the sale. The applicant also testified that the outside of the premises was not left in a reasonable state of cleanliness and sought compensation in the amount of \$175 for cleaning costs.

The respondent did not dispute the allegations.

I find the respondent breached the tenancy agreement by failing to pay the lawful rent to the landlord, failing to pay for the costs of water which was his responsibility pursuant to the tenancy agreement and failing to leave the premises in a reasonable state of cleanliness after the

termination of the tenancy. I find the costs documented by the applicant to be reasonable.

An order shall be issued requiring the respondent to pay the applicant rent arrears, compensation for water costs and costs related to cleaning of the premises in the total amount of \$712.62.

Hal Logsdon
Rental Officer