

IN THE MATTER between **CHAR DEVELOPMENTS LTD.**, Applicant, and **LES ANTLE AND WANDA ANTLE**, 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:

CHAR DEVELOPMENTS LTD.

Applicant/Landlord

- and -

LES ANTLE AND WANDA ANTLE

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 seven hundred thirteen dollars and sixty seven cents (\$713.67).

DATED at the City of Yellowknife, in the Northwest Territories this 23rd day of July, 2004.

Hal Logsdon
Rental Officer

IN THE MATTER between **CHAR DEVELOPMENTS LTD.**, Applicant, and **LES ANTLE AND WANDA ANTLE**, 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:

CHAR DEVELOPMENTS LTD.

Applicant/Landlord

-and-

LES ANTLE AND WANDA ANTLE

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: July 20, 2004

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Cindy Ashby, representing the applicant
Les Antle, respondent
Wanda Antle, respondent

Date of Decision: July 23, 2004

REASONS FOR DECISION

The tenancy agreement between the parties was terminated on January 31, 2004. The applicant alleged that a payment for rent made by personal cheque dated December 30, 2003 failed to clear the bank due to insufficient funds. The applicant sought an order requiring the respondents to pay the resultant rent arrears of \$1450 plus a \$5 bank fee.

The respondents did not dispute the allegations but stated that they had paid a security deposit of \$700 which had been retained by the applicant. The applicant stated that she thought the respondents had paid only \$400. The rental officer suggested an adjournment to permit the parties to submit further evidence but the parties wished to proceed on the understanding that a \$700 deposit was provided. The respondent stated that \$400 was provided at the commencement of the tenancy, \$100 about two weeks later and another \$200 two weeks later.

Taking the security deposit and accrued interest into consideration, I find rent arrears in the amount of \$713.67 calculated as follows:

Security deposit	\$700.00
Interest	41.33
Arrears	(1450.00)
NSF fee	(5.00)
Amount due applicant	\$713.67

An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$713.67.

Hal Logsdon
Rental Officer