

IN THE MATTER between **NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**, Applicant, and **DOREEN SANGRIS**, 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:

NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST

Applicant/Landlord

- and -

DOREEN SANGRIS

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 eight hundred seventy eight dollars and thirty four cents (\$3878.34).

DATED at the City of Yellowknife, in the Northwest Territories this 20th day of December, 2004.

Hal Logsdon
Rental Officer

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BETWEEN:

NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST

Applicant/Landlord

-and-

DOREEN SANGRIS

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: December 16, 2004

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Lucy Gillard, representing the applicant

Date of Decision: December 16, 2004

REASONS FOR DECISION

The respondent was served with a Notice of Attendance by registered mail confirmed delivered on December 8, 2004. The respondent failed to appear at the hearing and the hearing was held in her absence.

Following the termination of this tenancy agreement, the applicant retained the security deposit and produced a statement of the deposit which was provided in evidence. The statement indicates that the deposit and interest of \$1007.31 was first applied to cleaning and repairs of \$749, then to rent arrears of \$5236.65, leaving a balance of rent owing to the landlord of \$4978.34. The applicant sought an order requiring the respondent to pay that amount.

The statement of the security deposit indicated that the tenant vacated the premises on August 31, 2004 and the rent statement, also provided in evidence, indicates that the September rent of \$1100 was charged to the respondent. The applicant stated that this was an error and amended their request for rent arrears to \$3878.34.

I find the statement in order, other than the extra month's rent charged, and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$3878.34. An order shall issue requiring the respondent to pay rent arrears in the amount of \$3878.34.

Hal Logsdon
Rental Officer