

IN THE MATTER between **NORMAN WELLS HOUSING AUTHORITY**, Applicant,
and **DUANE BOHLKEN**, 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 **NORMAN WELLS, NT**.

BETWEEN:

NORMAN WELLS HOUSING AUTHORITY

Applicant/Landlord

- and -

DUANE BOHLKEN

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 eight thousand eight hundred seventeen dollars and eleven cents (\$8817.11).

DATED at the City of Yellowknife, in the Northwest Territories this 12th day of May,
2004.

Hal Logsdon
Rental Officer

IN THE MATTER between **NORMAN WELLS HOUSING AUTHORITY**, Applicant,
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BETWEEN:

NORMAN WELLS HOUSING AUTHORITY

Applicant/Landlord

-and-

DUANE BOHLKEN

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	May 7, 2004
<u>Place of the Hearing:</u>	Norman Wells, NT via teleconference
<u>Appearances at Hearing:</u>	Joan Hickling, representing the applicant Duane Bohlken, respondent
<u>Date of Decision:</u>	May 7, 2004

REASONS FOR DECISION

The tenancy agreement between the parties was terminated on February 23, 2004. Following the termination of the agreement, the applicant deducted cleaning and repair costs of \$422.25 and rent arrears of \$9649.82 from the security deposit and accrued interest of \$254.96 and demanded the balance of \$9817.11.

The applicant prepared a statement of the security deposit which was provided in evidence along with a statement of the rent account and work orders and invoices outlining repair work and cleaning. The applicant testified that since the application was filed, the respondent had made a payment of \$1000 bringing the balance owing to \$8817.11. The applicant sought an order requiring the respondent to pay that amount.

The respondent did not dispute the allegations.

I find the statements in order and find rent arrears in the amount of \$8817.11. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$8817.11.

Hal Logsdon
Rental Officer