

IN THE MATTER between **NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**, Applicant, and **LUCREZIA MILANI AND CHRISTIE BURR**, 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:

NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST

Applicant/Landlord

- and -

LUCREZIA MILANI AND CHRISTIE BURR

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 ten dollars and thirty two cents (\$710.32).

DATED at the City of Yellowknife, in the Northwest Territories this 17th day of March, 2005.

Hal Logsdon
Rental Officer

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NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST

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-and-

LUCREZIA MILANI AND CHRISTIE BURR

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: March 8, 2005

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Lucy Gillard, representing the applicant

Date of Decision: March 8, 2005

REASONS FOR DECISION

The respondents were served with Notices of Attendance on February 26, 2005 but failed to appear at the hearing. The hearing was heard in their absence.

The tenancy agreement between the parties was terminated on February 28, 2005 when the respondents vacated the premises. The applicant retained the security deposit and accrued interest and completed a statement of the security deposit. The statement indicated that after deductions for cleaning, repairs and outstanding rent there was a remaining balance of rent owing in the amount of \$710.32. The applicant provided a statement of the rent account in evidence.

I find the statement of the deposit in order and find the rent arrears to be \$710.32. An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$710.32.

Hal Logsdon
Rental Officer