

IN THE MATTER between **NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**, Applicant, and **KEITH DANIELS AND DELENE DANIELS**, 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 -

KEITH DANIELS AND DELENE DANIELS

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 two thousand three hundred thirty seven dollars and twenty six cents (\$2337.26).

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

Hal Logsdon
Rental Officer

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BETWEEN:

NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST

Applicant/Landlord

-and-

KEITH DANIELS AND DELENE DANIELS

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
Keith Daniels, respondent
Delene Daniels, respondent

Date of Decision: March 8, 2005

REASONS FOR DECISION

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 the application of the security deposit and interest there was a remaining balance of rent owing in the amount of \$2337.26. The applicant provided a statement of the rent account in evidence.

The respondents did not dispute the allegations but stated that they had not checked the interest calculation. They explained the circumstances which led to their financial difficulties and stated that the arrears would be promptly paid.

I find the statement of the deposit in order and find the rent arrears to be \$2337.26. An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$2337.26.

Hal Logsdon
Rental Officer