

IN THE MATTER between **RAYMOND ARNAULT**, Applicant, and **HARRY SATDEO**, 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 **HAY RIVER, NT**.

BETWEEN:

RAYMOND ARNAULT

Applicant/Tenant

- and -

HARRY SATDEO

Respondent/Landlord

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 18(5) of the *Residential Tenancies Act*, the respondent shall return the security deposit and accrued interest to the applicant or remit the deposit and accrued interest to the Department of Education, Culture and Employment, Government of the Northwest Territories in the amount of one thousand two hundred twenty two dollars and twenty seven cents (\$1222.27).

DATED at the City of Yellowknife, in the Northwest Territories this 24th day of February, 2005.

Hal Logsdon
Rental Officer

IN THE MATTER between **RAYMOND ARNAULT**, Applicant, and **HARRY SATDEO**, 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.

BETWEEN:

RAYMOND ARNAULT

Applicant/Tenant

-and-

HARRY SATDEO

Respondent/Landlord

REASONS FOR DECISION

Date of the Hearing: February 18, 2005

Place of the Hearing: Hay River, NT

Appearances at Hearing: Raymond Arnault, applicant
Harry Satdeo, respondent

Date of Decision: February 24, 2005

REASONS FOR DECISION

The tenancy agreement between the parties was terminated on December 1, 2004 when the applicant vacated the premises. The applicant alleged that landlord had retained the security deposit of \$1200.00 and sought an order requiring the respondent to return the deposit. The applicant provided documents indicating that the \$1200.00 deposit had been paid in two installments to the landlord by the Department of Education Culture and Employment. The documents obligated the applicant to return the deposit to the department at the end of the tenancy agreement.

The respondent testified that he had delivered a cheque to the Government of the Northwest Territories on the morning of the hearing in the amount of \$1212.00.

I find the interest on the deposit to be \$22.27. As the cheque had not been cashed at the time of the hearing, an order shall issue requiring the respondent to return the security deposit and accrued interest to the applicant or to the department in the amount of \$1222.27. Provided the respondent's tendered cheque clears the bank, it shall constitute partial satisfaction of this order.

Hal Logsdon
Rental Officer