

IN THE MATTER between **MIDWEST PROPERTY MANAGEMENT**, Applicant,
and **DEBRA PAMBRUN**, 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:

MIDWEST PROPERTY MANAGEMENT

Applicant/Landlord

- and -

DEBRA PAMBRUN

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 hundred sixty one dollars and eighty nine cents (\$861.89).

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

Hal Logsdon
Rental Officer

IN THE MATTER between **MIDWEST PROPERTY MANAGEMENT**, Applicant,
and **DEBRA PAMBRUN**, Respondent.

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BETWEEN:

MIDWEST PROPERTY MANAGEMENT

Applicant/Landlord

-and-

DEBRA PAMBRUN

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: May 13, 2005

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Wanda O'Keefe, representing the applicant

Date of Decision: May 13, 2005

REASONS FOR DECISION

The respondent was served with a Notice of Attendance sent by registered mail to the rental premises. The applicant testified that the respondent vacated the premises on April 30, 2005. Section 71 of the *Residential Tenancies Act* outlines requirements for service of documents.

- 71. (1) Subject to subsection (3), any notice, process or document to be served by or on a landlord, a tenant or the rental officer may be served by personal delivery or by registered mail to the landlord at the address given in the tenancy agreement or mailed to the tenant at the address of the rental premises and to the rental officer at the address of the office of the rental officer.**
- (2) A notice, process or document sent by registered mail shall be deemed to have been served on the 7th day after the date of mailing.**

The respondent failed to appear at the hearing and the hearing was held in her absence.

The applicant retained the security deposit and accrued interest of \$613.21 in satisfaction of cleaning costs and rent arrears. The applicant prepared a statement of the deposit which was entered in evidence. The statement indicated a balance owing the landlord in the amount of \$861.89. The applicant stated that the April rent cheque was returned for insufficient funds and a \$30 charge levied against the account. A copy of the returned cheque was entered in evidence.

I find the security deposit statement in order. Applying the retained deposit and interest first against the cleaning costs, I find rent arrears in the amount of \$861.89 calculated as follows:

Security deposit	600.00
Interest	13.21
Suite cleaning	(112.35)
Carpet cleaning	(133.75)
Rent arrears	<u>(\$1229.00)</u>
Amount due Landlord	\$861.89

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$861.89.

Hal Logsdon
Rental Officer