

IN THE MATTER between **FORT PROVIDENCE HOUSING ASSOCIATION**,
Applicant, and **RAYMOND LANDRY**, 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 **FORT PROVIDENCE, NT**.

BETWEEN:

FORT PROVIDENCE HOUSING ASSOCIATION

Applicant/Landlord

- and -

RAYMOND LANDRY

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 two dollars (\$862.00).
2. Pursuant to section 42(3)(e) of the *Residential Tenancies Act*, the respondent shall pay the applicant repair costs for tenant damages to the premises in the amount of two hundred twenty three dollars and three cents (\$223.03)

DATED at the City of Yellowknife, in the Northwest Territories this 16th day of June,
2005.

Hal Logsdon
Rental Officer

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AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter
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BETWEEN:

FORT PROVIDENCE HOUSING ASSOCIATION

Applicant/Landlord

-and-

RAYMOND LANDRY

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: June 8, 2005

Place of the Hearing: Fort Providence, NT

Appearances at Hearing: Loretta Landry, representing the applicant

Date of Decision: June 8, 2005

REASONS FOR DECISION

The respondent was served with a Notice of Attendance by registered mail, confirmed delivered, but failed to appear at the hearing. The hearing was held in his absence.

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and by failing to repair damages to the rental premises. The applicant sought an order requiring the respondent to pay the alleged rent arrears and repair costs and to pay future rent on time.

The applicant provided a copy of the tenant ledger which indicated a balance of rent owing in the amount of \$862. The applicant provided an invoice in the amount of \$223.03 for replacement of a damaged basement window. The applicant testified that the work was made necessary due to the negligence of the tenant.

I find the ledger in order and find the respondent in breach of his obligation to pay rent. I find the rent arrears to be \$862. I find the replacement of the broken window to be the result of tenant negligence and find the repair costs of \$223.03 to be reasonable.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$862 and repair costs in the amount of \$223.03. The respondent has previously been ordered to pay future rent on time. No additional order is required in that regard.

Hal Logsdon
Rental Officer