

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **DAN MCSTRAVICK**, 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:

809656 ALBERTA LTD.

Applicant/Landlord

- and -

DAN MCSTRAVICK

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 three hundred eighty dollars and forty three cents (\$380.43).

DATED at the City of Yellowknife, in the Northwest Territories this 28th day of September, 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 R-5 (the "Act");

AND IN THE MATTER of a Hearing before **Hal Logsdon**, Rental Officer.

BETWEEN:

809656 ALBERTA LTD.

Applicant/Landlord

-and-

DAN MCSTRAVICK

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: September 15, 2005

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Tara Sheppard, representing the applicant

Date of Decision: September 15, 2005

REASONS FOR DECISION

The respondent was served with a Notice of Attendance sent by registered mail to the rental premises. The respondent was still in possession of the premises when delivery of the notice was attempted. The respondent failed to appear at the hearing and the hearing was held in his absence.

The tenancy agreement between the parties was terminated on September 6, 2005 when the respondent vacated the premises. The applicant retained the security deposit and accrued interest, applying it against locksmith charges and rent arrears. The applicant issued a statement of the security deposit which indicated a balance of rent owing, after the application of the deposit, of \$380.43.

The applicant provided a statement of the rent account and testified that the locksmith charges were necessary because the respondent failed to return the keys. The landlord has charged rent for only 6 days in the month of September, 2005.

I find the statement in order and find rent arrears in the amount of \$380.43. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$380.43.

Hal Logsdon
Rental Officer