

IN THE MATTER between **EDMUND LEDI**, Applicant, and **JUNE ERONCHI**,
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 **RAE-EDZO, NT**.

BETWEEN:

EDMUND LEDI

Applicant/Landlord

- and -

JUNE ERONCHI

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 one thousand five hundred dollars (\$1500.00).

DATED at the City of Yellowknife, in the Northwest Territories this 4th day of October,
2005.

Hal Logsdon
Rental Officer

IN THE MATTER between **EDMUND LEDI**, Applicant, and **JUNE ERONCHI**, 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:

EDMUND LEDI

Applicant/Landlord

-and-

JUNE ERONCHI

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: September 28, 2005

Place of the Hearing: Yellowknife, NT via teleconference

Appearances at Hearing: Edmund Ledi, applicant (by telephone)

Date of Decision: September 28, 2005

REASONS FOR DECISION

The respondent was served with a Notice of Attendance sent by registered mail to the rental premises and confirmed delivered. The respondent failed to appear at the hearing and the hearing was held in her absence.

The applicant stated that the respondent had vacated the premises on or about September 11, 2005. The applicant testified that the respondent had failed to pay the rent for the months of July and August, 2005. The applicant provided a copy of the written tenancy agreement in evidence which indicated that the rent for the premises was \$750.00 a month.

I find the respondent in breach of her obligation to pay rent and find the rent arrears to be \$1500.00. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$1500.00. The tenancy agreement does not set out any security deposit requirement but should the respondent hold one, it shall be applied to the satisfaction of this order in accordance with section 18 of the *Residential Tenancies Act* after deducting any amounts for the repair of tenant damages.

Hal Logsdon
Rental Officer