

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **DANIEL CARLSON AND CAROL CARLSON**, Respondents;

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 -

**DANIEL CARLSON AND CAROL CARLSON**

Respondents/Tenants

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of one thousand seven hundred four dollars and twenty six cents (\$1704.26).

DATED at the City of Yellowknife, in the Northwest Territories this 18th day of October, 2005.

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Hal Logsdon  
Rental Officer



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BETWEEN:

**809656 ALBERTA LTD.**

Applicant/Landlord

-and-

**DANIEL CARLSON AND CAROL CARLSON**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** October 11, 2005

**Place of the Hearing:** Yellowknife, NT

**Appearances at Hearing:** Tara Sheppard, representing the applicant  
Carol Carlson, respondent

**Date of Decision:** October 11, 2005

**REASONS FOR DECISION**

The tenancy agreement between the parties was terminated on October 7, 2005 when the respondents vacated the premises. The applicant retained the security deposit and issued a statement of the deposit which was entered in evidence. The statement indicates a balance of rent owing to the landlord in the amount of \$1704.26. The applicant sought an order requiring the respondents to pay that amount.

The respondent did not dispute any of the deductions shown on the statement.

I find the respondents in breach of their obligation to pay rent and find the rent arrears to be \$1704.26. An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$1704.26.

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Hal Logsdon  
Rental Officer