

IN THE MATTER between **NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**, Applicant, and **LACEY MIERSCH**, 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:

**NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**

Applicant/Landlord

- and -

**LACEY MIERSCH**

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 sixty five dollars and eighty cents (\$1565.80).

DATED at the City of Yellowknife, in the Northwest Territories this 29th day of November, 2005.

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Hal Logsdon  
Rental Officer

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BETWEEN:

**NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**

Applicant/Landlord

-and-

**LACEY MIERSCH**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** November 24, 2005

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

**Appearances at Hearing:** Krista Cooper, representing the applicant

**Date of Decision:** November 24, 2005

**REASONS FOR DECISION**

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

The tenancy agreement between the parties was terminated on November 4, 2005 when the respondent vacated the rental premises. The applicant retained the security deposit deducting cleaning costs and rental arrears and issued a statement of the deposit. The statement indicated a balance owing to the applicant in the amount of \$1565.80. The applicant also provided a copy of the inspection report and a statement of the rent account in evidence.

I find the statement of security deposit in order. Applying the security deposit first to the cleaning charges, I find the rent arrears owing to be \$1565.80. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$1565.80.

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Hal Logsdon  
Rental Officer