

IN THE MATTER between **TUKTOYAKTUK HOUSING ASSOCIATION**,
Applicant, and **ERIC COCKNEY**, 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 **TUKTOYAKTUK, NT**.

BETWEEN:

TUKTOYAKTUK HOUSING ASSOCIATION

Applicant/Landlord

- and -

ERIC COCKNEY

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 two hundred seventy six dollars and sixty three cents (\$276.63).
2. Pursuant to section 42(3)(c) of the *Residential Tenancies Act*, the respondent shall pay the applicant costs related to the repair of tenant damages to the rental premises in the amount of five hundred fourteen dollars and forty eight cents (\$514.48).

DATED at the City of Yellowknife, in the Northwest Territories this 23rd day of
September, 2005.

Hal Logsdon
Rental Officer

IN THE MATTER between **TUKTOYAKTUK HOUSING ASSOCIATION**,
Applicant, and **ERIC COCKNEY**, 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:

TUKTOYAKTUK HOUSING ASSOCIATION

Applicant/Landlord

-and-

ERIC COCKNEY

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: September 13, 2005

Place of the Hearing: Tuktoyaktuk, NT via teleconference

Appearances at Hearing: Lucille Pokiak, representing the applicant

Date of Decision: September 13, 2005

REASONS FOR DECISION

The respondent was served with a Notice of Attendance on August 24, 2005, but failed to appear at the hearing. The hearing was held in his absence.

The tenancy agreement between the parties was terminated on July 31, 2005 when the respondent vacated the rental premises. The applicant retained the security deposit and accrued interest and applied it against rent arrears leaving a balance of rent owing in the amount of \$276.63. The applicant provided a copy of the tenant ledger card showing that balance.

The applicant alleged that the toilet and an interior door required repair as a result of the tenant's negligence. The applicant provided two work orders detailing the work performed and the total cost of \$514.48.

I find the respondent in breach of his obligation to pay the full amount of rent and his obligation to repair damages to the premises caused by his negligence. I find the rent arrears to be \$276.63. I find the repair costs of \$514.48 to be reasonable.

An order shall issue requiring the respondent to pay the applicant rent arrears and repair costs in the total amount of \$791.11.

Hal Logsdon
Rental Officer