

IN THE MATTER between **TUKTOYAKTUK HOUSING ASSOCIATION**,  
Applicant, and **WAYNE UMOAK**, 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 -

**WAYNE UMOAK**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. 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 six hundred seventy eight dollars and forty one cents (\$678.41).

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

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Hal Logsdon  
Rental Officer

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BETWEEN:

**TUKTOYAKTUK HOUSING ASSOCIATION**

Applicant/Landlord

-and-

**WAYNE UMOAK**

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 applicant alleged that the respondent had breached the tenancy agreement by failing to repair damages to the rental premises and sought an order requiring the respondent to pay for the costs of repairs. The applicant stated that the previous rent arrears had been paid in full and part of the repair costs paid and withdrew the request for termination of the tenancy agreement.

The applicant provided a statement of the account which indicated a balance owing in the amount of \$678.41. The applicant also provided a work order which outlined repairs to an exterior door which the applicant noted were made necessary due to the negligence of the tenant.

I find the repairs to be necessary due to the negligence of the tenant and find the repair costs reasonable. An order shall issue requiring the respondent to pay the applicant repair costs in the amount of \$678.41.

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Hal Logsdon  
Rental Officer