

IN THE MATTER between **SHAC DEVELOPMENTS**, Applicant, and **ALFRED GERO**, 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 **HAY RIVER, NT**.

BETWEEN:

SHAC DEVELOPMENTS

Applicant/Landlord

- and -

ALFRED GERO

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 two hundred sixty eight dollars and seven cents (\$1268.07).

DATED at the City of Yellowknife, in the Northwest Territories this 3rd day of January, 2006.

Hal Logsdon
Rental Officer

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BETWEEN:

SHAC DEVELOPMENTS

Applicant/Landlord

-and-

ALFRED GERO

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: January 3, 2006

Place of the Hearing: Hay River, NT via teleconference

Appearances at Hearing: Terence Courtoreille, representing the applicant

Date of Decision: January 3, 2006

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 his absence.

The applicant stated that the respondent had vacated the rental premises in early December, 2005 without paying the full amount of the October rent or any of the November rent. The applicant retained the security deposit of \$180 and sought an order requiring the respondent to pay the remaining balance of the rent arrears. The applicant testified that the outstanding October rent was \$650 and the outstanding December rent was \$800.

I find the respondent in breach of his obligation to pay rent and, taking into consideration the retained security deposit, find the rent arrears to be \$1268.07 calculated as follows:

Security deposit	\$180.00
Interest on deposit	1.93
Rent arrears	<u>(1450.00)</u>
Amount owing applicant	\$1268.07

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$1268.07.

Hal Logsdon
Rental Officer