

IN THE MATTER between **SHELTER CANADIAN PROPERTIES LTD.**, Applicant,
and **MARY KINGATOOK**, 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:

SHELTER CANADIAN PROPERTIES LTD.

Applicant/Landlord

- and -

MARY KINGATOOK

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 thousand three hundred twenty five dollars and seventy two cents (\$2325.72).

DATED at the City of Yellowknife, in the Northwest Territories this 10th day of
February, 2006.

Hal Logsdon
Rental Officer

IN THE MATTER between **SHELTER CANADIAN PROPERTIES LTD.**, Applicant,
and **MARY KINGATOOK**, 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:

SHELTER CANADIAN PROPERTIES LTD.

Applicant/Landlord

-and-

MARY KINGATOOK

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: February 7, 2006

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Trudy Spence, representing the applicant

Date of Decision: February 10, 2006

REASONS FOR DECISION

The respondent was served with a Notice of Attendance on January 22, 2006, but failed to appear at the hearing. The hearing was held in her absence.

The respondent vacated the rental premises on January 25, 2006 after the applicant served a notice of early termination. The applicant retained the security deposit and accrued interest of \$1410.24 and completed a statement of the deposit and deductions. The applicant deducted cleaning and repair costs of \$518.46 and rent arrears of \$3217.50 resulting in a balance owing to the applicant in the amount of \$2325.72.

The applicant provided a statement of the rent which indicated a balance of rent owing as at December 1, 2005 of \$2092.50. The rent for the month of January, 2006 was prorated to the date the tenant vacated, bringing the balance owing to \$3217.50.

I find the statement in order. Deducting the repair and cleaning costs from the deposit first, I find rent arrears in the amount of \$2325.72. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$2325.72.

Hal Logsdon
Rental Officer