

IN THE MATTER between **SHELTER CANADIAN PROPERTIES LTD.**, Applicant,
and **WANDA POWDER**, 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 -

WANDA POWDER

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 eight hundred twelve dollars and thirty four cents (\$812.34).

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

Hal Logsdon
Rental Officer

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and **WANDA POWDER**, 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-

WANDA POWDER

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 7, 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 her absence.

The respondent vacated the rental premises on December 31, 2005. The applicant retained the security deposit and accrued interest of \$1372.16 and completed a statement of the deposit and deductions. The applicant deducted cleaning costs of \$374.50 and rent arrears of \$1810 resulting in a balance owing to the applicant in the amount of \$812.34.

The applicant stated no rent had been paid in December, 2005 and there was a balance of rent owing from November, 2005 in the amount of \$455. The monthly rent for the premises was \$1355.

I find the statement in order. Deducting the cleaning costs from the deposit first, I find rent arrears in the amount of \$812.34. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$812.34.

Hal Logsdon
Rental Officer