

IN THE MATTER between **NORTHERN PROPERTY LIMITED PARTNERSHIP**,
Applicant, and **RICHARD FIELD**, 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:

NORTHERN PROPERTY LIMITED PARTNERSHIP

Applicant/Landlord

- and -

RICHARD FIELD

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 nine hundred eighty eight dollars and seventy cents (\$988.70).

DATED at the City of Yellowknife, in the Northwest Territories this 2nd day of March,
2006.

Hal Logsdon
Rental Officer

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BETWEEN:

NORTHERN PROPERTY LIMITED PARTNERSHIP

Applicant/Landlord

-and-

RICHARD FIELD

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: February 28, 2006

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Krista Cooper, representing the applicant

Date of Decision: February 28, 2006

REASONS FOR DECISION

The respondent was served with a Notice of Attendance sent to the rental premises by registered mail. The respondent failed to appear at the hearing and the hearing was held in his absence.

The tenancy agreement between the parties was terminated on December 9, 2005 when the respondent vacated the rental premises. The applicant inspected the premises and completed an inspection report and statement of the security deposit which were provided in evidence. The applicant deducted cleaning costs of \$957.65 and rent arrears of \$1000 from the security deposit and accrued interest of \$968.95, leaving a balance owing to the applicant of \$988.70. The applicant provided photographs of the premises in evidence.

I find the deductions for cleaning to be reasonable and find the statement of deposit in order.

Applying the deposit first to cleaning, I find rent arrears of \$988.70.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$988.70.

Hal Logsdon
Rental Officer