

IN THE MATTER between **NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**, Applicant, and **STEVE MCKAY**, 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 REAL ESTATE INVESTMENT TRUST

Applicant/Landlord

- and -

STEVE MCKAY

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 five hundred one dollars and twenty eight cents (\$2501.28).

DATED at the City of Yellowknife, in the Northwest Territories this 18th day of April, 2006.

Hal Logsdon
Rental Officer

IN THE MATTER between **NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**, Applicant, and **STEVE MCKAY**, Respondent.

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AND IN THE MATTER of a Hearing before **Hal Logsdon**, Rental Officer.

BETWEEN:

NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST

Applicant/Landlord

-and-

STEVE MCKAY

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: April 11, 2006
Place of the Hearing: Yellowknife, NT
Appearances at Hearing: Krista Cooper, representing the applicant
Date of Decision: April 11, 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 tenancy agreement between the parties was terminated on February 17, 2006 when the respondent vacated the premises. The applicant retained the security deposit applying it against cleaning costs, costs of a lock change and rent arrears leaving a balance owing the applicant in the amount of \$2501.28. The applicant provided a copy of the security deposit statement and a statement of the rent account in evidence.

I find the statements in order. Applying the security deposit and interest first to the cleaning and lock costs, I find rent arrears in the amount of \$2510.28 calculated as follows:

Security deposit	\$597.50
Interest	7.98
Cleaning	(470.00)
Lock change	(50.00)
GST	(36.40)
Rent Arrears	<u>(2550.36)</u>
Amount owing applicant	\$2501.28

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$2501.28.

Hal Logsdon
Rental Officer