

IN THE MATTER between **NORTHERN PROPERTY LIMITED PARTNERSHIP**,  
Applicant, and **JENNIFER MELVIN**, 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 -

**JENNIFER MELVIN**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 62(2) of the *Residential Tenancies Act*, the respondent shall pay the applicant compensation for lost rent in the amount of one thousand one hundred fifty dollars (\$1150.00).

DATED at the City of Yellowknife, in the Northwest Territories this 12th day of May,  
2006.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **NORTHERN PROPERTY LIMITED PARTNERSHIP**,  
Applicant, and **JENNIFER MELVIN**, 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:

**NORTHERN PROPERTY LIMITED PARTNERSHIP**

Applicant/Landlord

-and-

**JENNIFER MELVIN**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** May 2, 2006

**Place of the Hearing:** Yellowknife, NT

**Appearances at Hearing:** Krista Cooper, representing the applicant

**Date of Decision:** May 2, 2006

**REASONS FOR DECISION**

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

The tenancy agreement between the parties was made for a term to expire on October 31, 2006. On February 24, 2006, the respondent gave notice of her intention to vacate the premises on March 1, 2006. The applicant inspected the rental premises and refunded a portion of the security deposit, retaining \$230.05 for cleaning and repairs. A security deposit statement was provided to the respondent.

The applicant testified that the premises were shown to prospective tenants but the premises were not re-rented in March, 2006. The applicant sought an order requiring the respondent to pay compensation for the loss of the March, 2006 rent.

I find that the respondent abandoned the rental premises and that the applicant took reasonable steps to mitigate the loss of rent. I find compensation of the March, 2006 rent in the amount of \$1150 to be reasonable.

An order shall issue requiring the respondent to pay the applicant compensation for lost rent in the amount of \$1150.

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Hal Logsdon  
Rental Officer