

IN THE MATTER between **NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**, Applicant, and **LEONARD ROBERTS**, 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 -

**LEONARD ROBERTS**

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 one thousand two hundred forty eight dollars and seventy nine cents (\$1248.79).

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

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Hal Logsdon  
Rental Officer

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BETWEEN:

**NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**

Applicant/Landlord

-and-

**LEONARD ROBERTS**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** May 23, 2006

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

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

**Date of Decision:** May 23, 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 applicant served the respondent with a notice of early termination on April 24, 2006 seeking vacant possession of the premises on May 4, 2006 due to non-payment of rent. The respondent vacated the premises on May 10, 2006 terminating the tenancy agreement.

The applicant retained the security deposit and issued an itemized statement in accordance with section 18(3) of the *Residential Tenancies Act*. The statement, submitted in evidence, deducted cleaning costs and rent arrears (prorated to May 10, 2006) from the deposit and accrued interest resulting in a balance owing to the applicant in the amount of \$1248.79. The applicant also provided an inspection report, rent statement and photographs in evidence.

I find the statement in order and find the costs of cleaning to be reasonable given the state of the premises at the termination of the tenancy agreement. Applying the security deposit and interest first to cleaning costs, I find rent arrears in the amount of \$1248.79 calculated as follows:

Security deposit	\$940.00
Interest	91.08
Cleaning	(820.00)
GST	(57.40)
Rent arrears	<u>(1402.47)</u>
Amount due applicant	\$1248.79

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$1248.79.

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Hal Logsdon  
Rental Officer