

IN THE MATTER between **THE EXECUTIVE APARTMENT LTD.**, Applicant, and **PETRA FIRTH**, 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:

**THE EXECUTIVE APARTMENT LTD.**

Applicant/Landlord

- and -

**PETRA FIRTH**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. The application is dismissed.

DATED at the City of Yellowknife, in the Northwest Territories this 19th day of April, 2007.

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Hal Logsdon  
Rental Officer

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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:

**THE EXECUTIVE APARTMENT LTD.**

Applicant/Landlord

-and-

**PETRA FIRTH**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** April 12, 2007

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

**Appearances at Hearing:** Christine de Guzman, representing the applicant

**Date of Decision:** April 12, 2007

**REASONS FOR DECISION**

This tenancy agreement was terminated on or about November 30, 2006. An order (File #10-9314, filed on November 30, 2006) was issued requiring the respondent to pay rent arrears in the amount of \$2175.

After the tenant vacated the premises, the applicant retained the security deposit and accrued interest and issued a statement of the security deposit in accordance with section 18 of the *Residential Tenancies Act*.

The applicant now seeks an order for \$2158.53 which represents the rent arrears (\$2175) and repair costs for a broken window (\$642.25) less the security deposit and accrued interest (\$658.72).

The applicant does not require an order providing additional relief. The retained security deposit is more than adequate to cover the repair costs and any remainder can be applied to the satisfaction of the previous order.

The application for additional relief is therefore denied and the application dismissed.

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Hal Logsdon  
Rental Officer

