

IN THE MATTER between **FORT PROVIDENCE HOUSING ASSOCIATION**,
Applicant, and **ERNEST GARGAN AND ARLEEN CANADIEN**, Respondents;

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 **FORT PROVIDENCE, NT**.

BETWEEN:

FORT PROVIDENCE HOUSING ASSOCIATION

Applicant/Landlord

- and -

ERNEST GARGAN AND ARLEEN CANADIEN

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of five thousand four hundred fourteen dollars and fifty seven cents (\$5414.57).

DATED at the City of Yellowknife, in the Northwest Territories this 2nd day of August,
2007.

Hal Logsdon
Rental Officer

IN THE MATTER between **FORT PROVIDENCE HOUSING ASSOCIATION**,
Applicant, and **ERNEST GARGAN AND ARLEEN CANADIEN**, Respondents.

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:

FORT PROVIDENCE HOUSING ASSOCIATION

Applicant/Landlord

-and-

ERNEST GARGAN AND ARLEEN CANADIEN

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: **July 26, 2007**

Place of the Hearing: **Fort Providence, NT via teleconference**

Appearances at Hearing: **Loretta Landry, representing the applicant**

Date of Decision: **July 26, 2007**

REASONS FOR DECISION

The respondents were served with Notices of Attendance sent by registered mail and confirmed delivered. The respondents failed to appear at the hearing and the hearing was held in their absence.

The tenancy agreement between the parties was terminated on May 31, 2007 when the respondents vacated the premises. The applicant retained the security deposit and accrued interest, applying it against rent arrears. The applicant now seeks an order requiring the respondents to pay rent arrears in excess of the retained security deposit.

The applicant provided a statement of the security deposit and a copy of the tenant ledger in evidence. The ledger indicates a balance of rent owing at the end of the tenancy agreement in the amount of \$5802.26. The applicant applied the security deposit (\$350) and accrued interest (\$37.69) to the rent arrears, leaving a balance owing in the amount of \$5414.57.

I find the security deposit statement and tenant ledger in order and find the respondents in breach of their obligation to pay rent. I find the rent arrears to be \$5414.57. An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$5414.57.

Hal Logsdon
Rental Officer