

IN THE MATTER between **YWCA OF YELLOWKNIFE**, Applicant, and **TANYA NOWDLAK**, 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:

YWCA OF YELLOWKNIFE

Applicant/Landlord

- and -

TANYA NOWDLAK

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 four hundred seventy one dollars and eighty seven cents (\$2471.87).

DATED at the City of Yellowknife, in the Northwest Territories this 3rd day of August, 2007.

Hal Logsdon
Rental Officer

IN THE MATTER between **YWCA OF YELLOWKNIFE**, Applicant, and **TANYA NOWDLAK**, 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:

YWCA OF YELLOWKNIFE

Applicant/Landlord

-and-

TANYA NOWDLAK

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: July 31, 2007

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Sharon Pearce, representing the applicant

Date of Decision: July 31, 2007

REASONS FOR DECISION

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

The applicant served a notice of early termination on the respondent on May 22, 2007. The respondent vacated the premises on July 2, 2007. The applicant retained the security deposit and accrued interest, applying it against repairs, cleaning and rent arrears. The applicant now seeks an order requiring the respondent to pay rent arrears in excess of the retained security deposit.

A statement of the security deposit, a summary of repairs, and a rent statement were provided in evidence. The applicant testified that holes in the walls had to be repaired and walls in the hallway, which had been damaged by the tenant had to be painted. Cleaning charges were also applied because the kitchen appliances were very dirty.

I find the statement in order and find the deductions from the security deposit to be reasonable.

Applying the security deposit first to cleaning and repairs I find rent arrears in the amount of

\$2471.87, calculated as follows:

Security deposit	\$535.33
Interest	16.69
Repair costs	(389.26)
Cleaning	(20.00)
Rent arrears	<u>(2614.63)</u>
Amount owing applicant	\$2471.87

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$2471.87.

Hal Logsdon
Rental Officer