

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **DORIS KENDI AND EDWARD BROWN**, 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 **YELLOWKNIFE, NT.**

BETWEEN:

809656 ALBERTA LTD.

Applicant/Landlord

- and -

DORIS KENDI AND EDWARD BROWN

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 two thousand six hundred thirty dollars (\$2630.00).

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

Hal Logsdon
Rental Officer

IN THE MATTER between **809656 ALBERTA LTD.**, Applicant, and **DORIS KENDI AND EDWARD BROWN**, 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:

809656 ALBERTA LTD.

Applicant/Landlord

-and-

DORIS KENDI AND EDWARD BROWN

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: July 31, 2007

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Heather Sheppard, representing the applicant

Date of Decision: July 31, 2007

REASONS FOR DECISION

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

The applicant stated that they had just taken possession of the apartment as they had reason to believe the respondents had abandoned the premises. The applicant alleged that the respondents had breached the tenancy agreement by failing to pay rent and sought an order requiring the respondents to pay the alleged rent arrears. The request for an order terminating the tenancy agreement was withdrawn.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$2630. The applicant stated that they held a security deposit in the amount of \$746.25.

A previous order (File#10-9116, filed on July 14, 2006) has been satisfied.

I find the ledger in order and find the respondents in breach of their obligation to pay rent. I find the rent arrears to be \$2630. An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$2630.

The applicant shall complete a statement of the security deposit in accordance with section 18 of

the *Residential Tenancies Act* and, after deducting any repair costs, shall apply any remainder of the security deposit to the satisfaction of this order.

Hal Logsdon
Rental Officer