

IN THE MATTER between **NORTHERN PROPERTY LIMITED PARTNERSHIP**,
Applicant, and **NADINE KOE**, 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 LIMITED PARTNERSHIP

Applicant/Landlord

- and -

NADINE KOE

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 one hundred thirty seven dollars and ninety nine cents (\$2137.99).

DATED at the City of Yellowknife, in the Northwest Territories this 23rd day of
November, 2007.

Hal Logsdon
Rental Officer

IN THE MATTER between **NORTHERN PROPERTY LIMITED PARTNERSHIP**,
Applicant, and **NADINE KOE**, 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:

NORTHERN PROPERTY LIMITED PARTNERSHIP

Applicant/Landlord

-and-

NADINE KOE

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: November 8, 2007

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Julia O'Brien, representing the applicant

Date of Decision: November 23, 2007

REASONS FOR DECISION

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

The tenancy agreement was terminated on October 22, 2007 when the respondent abandoned the rental premises. The applicant retained the security deposit and accrued interest, applying it against general cleaning, garbage removal, carpet cleaning and rent arrears. The applicant completed a statement in accordance with section 18 of the *Residential Tenancies Act*. The applicant now seeks an order requiring the respondent to pay rent arrears in excess of the retained security deposit and interest.

The applicant provided a rent statement and a statement of the security deposit in evidence. The security deposit statement indicates a balance owing to the applicant, after the application of the security deposit and accrued interest in the amount of \$2137.99.

I find the statements in order. Applying the security deposit first to the cleaning charges and garbage removal. I find rent arrears in the amount of \$2137.99 calculated as follows:

Security deposit	\$1050.00
Interest	39.67
General cleaning	(240.00)
Carpet cleaning	(165.00)
Garbage removal	(200.00)
Admin and GST	(132.50)
Rent arrears	<u>(2490.16)</u>
Amount owing applicant	\$2137.99

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$2137.99.

Hal Logsdon
Rental Officer