

IN THE MATTER between **DELINE HOUSING ASSOCIATION**, Applicant, and
HUGHIE KENNY, 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 **DELINE. NT.**

BETWEEN:

DELINE HOUSING ASSOCIATION

Applicant/Landlord

- and -

HUGHIE KENNY

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 three thousand nine hundred nine dollars and twenty three cents (\$3909.23).

DATED at the City of Yellowknife, in the Northwest Territories this 15th day of March,
2007.

Hal Logsdon

Rental Officer

IN THE MATTER between **DELINE HOUSING ASSOCIATION**, Applicant, and **HUGHIE KENNY**, 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:

DELINE HOUSING ASSOCIATION

Applicant/Landlord

-and-

HUGHIE KENNY

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: March 15, 2007

Place of the Hearing: Deline, NT via teleconference

Appearances at Hearing: Phoebe Kenny, representing the applicant

Date of Decision: March 15, 2007

REASONS FOR DECISION

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

The applicant stated that the respondent had vacated the premises on November 9, 2006 without paying the full amount owing. The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$4086. The applicant retained a security deposit of \$150, applying it to the rent arrears. There is no evidence that a statement of the security deposit was produced by the applicant in accordance with section 18 of the *Residential Tenancies Act*.

I find the ledger in order and find the respondent in breach of his obligation to pay rent. Taking into account the retained security deposit and interest on the deposit, I find the rent arrears to be \$3909.23 calculated as follows:

Rent arrears as per ledger	\$4086.00
Security deposit	(150.00)
Interest on deposit	<u>(26.77)</u>
Amount owing applicant	\$3909.23

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$3909.23.

Hal Logsdon

Rental Officer