

IN THE MATTER between **NORTHERN PROPERTY LIMITED PARTNERSHIP**,
Applicant, and **RACHEL PLOURDE AND HENRY ZOE**, 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:

NORTHERN PROPERTY LIMITED PARTNERSHIP

Applicant/Landlord

- and -

RACHEL PLOURDE AND HENRY ZOE

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 14(6)(a) of the *Residential Tenancies Act*, the respondents shall pay the applicant the balance of the required security deposit in the amount of six hundred dollars (\$600.00).

DATED at the City of Yellowknife, in the Northwest Territories this 1st day of May,
2008.

Hal Logsdon
Rental Officer

IN THE MATTER between **NORTHERN PROPERTY LIMITED PARTNERSHIP**,
Applicant, and **RACHEL PLOURDE AND HENRY ZOE**, 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:

NORTHERN PROPERTY LIMITED PARTNERSHIP

Applicant/Landlord

-and-

RACHEL PLOURDE AND HENRY ZOE

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: April 29, 2008

Place of the Hearing: Yellowknife, NT

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

Date of Decision: April 29, 2008

REASONS FOR DECISION

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

The applicant alleged that the respondents had failed to provide the full amount of the required security deposit and sought an order requiring the respondents to pay the balance of the deposit.

The applicant provided a statement which indicated a balance of the security deposit owing in the amount of \$600. The tenancy agreement between the parties commenced on August 1, 2007 and required a security deposit of \$1200. The statement indicates that only half of the required deposit has been paid.

I find the statement in order and find the respondents in breach of their obligation to provide the required security deposit. I find the balance of the security deposit owing to be \$600.

An order shall issue requiring the respondents to pay the applicant the outstanding security deposit in the amount of \$600.

Hal Logsdon
Rental Officer
