

IN THE MATTER between **NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**, Applicant, and **SHIRLEY STRAKOWSKI**, 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 REAL ESTATE INVESTMENT TRUST**

Applicant/Landlord

- and -

**SHIRLEY STRAKOWSKI**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 14(6)(a) and 83(2) of the *Residential Tenancies Act*, the respondent shall pay the applicant the balance of the required security deposit in the amount of six hundred forty two dollars and two cents (\$642.02) in monthly installments of no less than fifty dollars (\$50.00). The payments shall be made on the fifteenth day of every month until the security deposit is paid in full with the first payment being due on February 15, 2008.

DATED at the City of Yellowknife, in the Northwest Territories this 23rd day of January, 2008.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**, Applicant, and **SHIRLEY STRAKOWSKI**, 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 REAL ESTATE INVESTMENT TRUST**

Applicant/Landlord

-and-

**SHIRLEY STRAKOWSKI**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** January 15, 2008

**Place of the Hearing:** Yellowknife, NT

**Appearances at Hearing:** Julia O'Brien, representing the applicant  
Mira Hall, representing the respondent

**Date of Decision:** January 15, 2008

**REASONS FOR DECISION**

This matter was adjourned on December 18, 2007 to give the parties an opportunity to consult with administrators of the Income Security Program concerning the amounts alleged owing. The parties have completed that task and have agreed that a portion of the required security deposit in the amount of \$642.02 is owed by the respondent.

The parties have also agreed that the amount shall be paid in monthly installments of \$50 and consent to an order requiring the respondent to pay the security deposit in that manner.

I am satisfied that the parties have determined the liability of the respondent accurately and find the issuance of the order consented to by the parties to be reasonable.

An order shall issue requiring the respondent to pay the applicant the balance of the security deposit of \$642.02. The amount shall be paid in monthly installments of no less than \$50 with the first payment due on February 15, 2008. Subsequent payments shall be made no later than the 15th day of each month thereafter until the security deposit is paid in full.

Should the respondent fail to pay the security deposit in accordance with this order, the applicant may file another application seeking the full payment of any outstanding balance and termination of the tenancy agreement.

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Hal Logsdon  
Rental Officer