

IN THE MATTER between **YKD PROPERTY MANAGEMENT**, Applicant, and
MARIE ROSE BLACKDUCK, 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:

YKD PROPERTY MANAGEMENT

Applicant/Landlord

- and -

MARIE ROSE BLACKDUCK

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 three hundred eighty one dollars and twenty six cents (\$2381.26).

DATED at the City of Yellowknife, in the Northwest Territories this 22nd day of January,
2008.

Hal Logsdon
Rental Officer

IN THE MATTER between **YKD PROPERTY MANAGEMENT**, Applicant, and **MARIE ROSE BLACKDUCK**, 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:

YKD PROPERTY MANAGEMENT

Applicant/Landlord

-and-

MARIE ROSE BLACKDUCK

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: January 15, 2008

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Jennifer Eggenberger, representing the applicant

Date of Decision: January 15, 2008

REASONS FOR DECISION

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

The applicant stated that the respondent gave up possession of the rental premises on September 30, 2007. The applicant retained the security deposit (\$500) and accrued interest (\$6.52) applying it to cleaning (\$95.40), disposal expenses (\$392.38) and rent arrears (\$2400.00) leaving a balance owing to the applicant of \$2381.26. The applicant sought an order requiring the respondent to pay that amount.

The applicant provided a statement of the rent, the security deposit statement and documents supporting the cleaning and disposal costs. The applicant testified that the premises were not in a state or ordinary cleanliness and that a staff member had to be paid to remove garbage and other items to the dump.

I find the statements in order and find the cleaning and disposal costs reasonable. Applying the security deposit first to cleaning and disposal costs, I find rent arrears in the amount of \$2381.26. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$2381.26.

Hal Logsdon
Rental Officer