

IN THE MATTER between **YKD PROPERTY MANAGEMENT**, Applicant, and **BEN SOOLEY**, 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 -

BEN SOOLEY

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 one thousand three hundred sixty two dollars and forty nine cents (\$1362.49).

DATED at the City of Yellowknife, in the Northwest Territories this 12th day of February, 2008.

Hal Logsdon
Rental Officer

IN THE MATTER between **YKD PROPERTY MANAGEMENT**, Applicant, and **BEN SOOLEY**, 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-

BEN SOOLEY

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: February 7, 2008

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Jennifer Eggenberger, representing the applicant

Date of Decision: February 7, 2008

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 his absence.

The tenancy agreement was terminated on June 30, 2007. The applicant retained the security deposit applying it against rent arrears and issued a statement in accordance with section 18 of the *Residential Tenancies Act*.

Copies of the security deposit statement and rent ledger were provided in evidence which indicated a balance of rent owing to the applicant of \$1362.49 after the application of the security deposit and accrued interest.

I find the statements in order and find the balance of rent owing to the applicant to be \$1362.49, calculated as follows:

Security deposit	\$1350.00
Interest	187.51
Rent arrears	<u>(2900.00)</u>
Amount owing applicant	\$1362.49

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$1362.49.

Hal Logsdon
Rental Officer