

IN THE MATTER between **NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**, Applicant, and **JASON NOSOGALUAK**, 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 **INUVIK, NT**.

BETWEEN:

NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST

Applicant/Landlord

- and -

JASON NOSOGALUAK

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 two hundred seventy one dollars and thirteen cents (\$1271.13).

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

Hal Logsdon
Rental Officer

IN THE MATTER between **NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**, Applicant, and **JASON NOSOGALUAK**, 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-

JASON NOSOGALUAK

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: April 1, 2008

Place of the Hearing: Inuvik, NT

Appearances at Hearing: Darrin Holmes, representing the applicant

Date of Decision: April 23, 2008

REASONS FOR DECISION

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

The tenancy agreement between the parties was terminated on January 31, 2008 when the respondent complied with a Notice of Early Termination for non-payment of rent and vacated the premises. The applicant retained the security deposit (\$425) and accrued interest (\$3.87) applying it against rent arrears (\$1700) resulting in a balance owing to the applicant in the amount of \$1271.13. The applicant provided a statement of the security deposit indicating that amount to be due.

I find the statement in order and find the respondent in breach of his obligation to pay rent. I find the rent arrears to be \$1271.13. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$1271.13.

Hal Logsdon
Rental Officer