

IN THE MATTER between **NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**, Applicant, and **GARRETT DICK**, 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 -

GARRETT DICK

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 eight hundred dollars and eighty five cents (\$800.85).

DATED at the City of Yellowknife, in the Northwest Territories this 28th day of May, 2008.

Hal Logsdon
Rental Officer

IN THE MATTER between **NORTHERN PROPERTY REAL ESTATE INVESTMENT TRUST**, Applicant, and **GARRETT DICK**, 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-

GARRETT DICK

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: May 27, 2008

Place of the Hearing: Inuvik, NT via teleconference

Appearances at Hearing: Angela Hunter, representing the applicant
Garrett Dick, respondent

Date of Decision: May 27, 2008

REASONS FOR DECISION

The tenancy agreement between the parties was terminated on January 31, 2008 when the respondent vacated the premises. The applicant retained the security deposit (\$995.00) and accrued interest (\$31.30), applying against cleaning charges (\$325.00), repair costs (\$460.19), an administration fee (\$117.78), GST (\$54.18) and rent arrears (\$870) bringing the balance owing to the applicant of \$800.85. A statement was issued to the respondent in accordance with section 18 of the *Residential Tenancies Act*.

The respondent did not dispute any of the deductions from the security deposit..

I find the deductions from the security deposit to be reasonable. Applying the retained security deposit first to the repair and cleaning costs, I find rent arrears in the amount of \$800.85. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$800.85.

Hal Logsdon
Rental Officer