

IN THE MATTER between **G.B.H. HOLDINGS LTD.**, Applicant, and **KATHI BJORNSON**, 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:

G.B.H. HOLDINGS LTD.

Applicant/Landlord

- and -

KATHI BJORNSON

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 six hundred ninety six dollars and twenty five cents (\$696.25).

DATED at the City of Yellowknife, in the Northwest Territories this 17th day of November, 2009.

Hal Logsdon
Rental Officer

IN THE MATTER between **G.B.H. HOLDINGS LTD.**, Applicant, and **KATHI BJORNSON**, 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:

G.B.H. HOLDINGS LTD.

Applicant/Landlord

-and-

KATHI BJORNSON

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: November 12, 2009

Place of the Hearing: Inuvik, NT via teleconference

Appearances at Hearing: Lois Kathrens, representing the applicant

Date of Decision: November 17, 2009

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 her absence.

The applicant stated that the respondent had vacated the premises on October 18, 2009 and that the security deposit of \$1400 had been retained and applied against rent arrears of \$2100. The applicant did not produce a statement of the security deposit at the hearing, stating that these were generated by her head office. The applicant was directed to submit the statement of the security deposit before any order would be considered.

The applicant provided a statement of the security deposit and rent statement indicating that the security deposit (\$1400) and accrued interest (\$3.75) had been applied against the balance of the September/09 rent (\$700) and the October/09 rent (\$1400) resulting in a balance owing of \$696.25. The applicant indicated that they had not been able to re-rent the premises in October.

I find the statements in order and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$696.25. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$696.25.

Hal Logsdon
Rental Officer