

IN THE MATTER between **JEFF WADDELL**, Applicant, and **JOHN KILABUK**,
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:

JEFF WADDELL

Applicant/Landlord

- and -

JOHN KILABUK

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 one hundred fifty four dollars and forty three cents (\$1154.43).

DATED at the City of Yellowknife, in the Northwest Territories this 25th day of August,
2010.

Hal Logsdon
Rental Officer

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-and-

JOHN KILABUK

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: August 18, 2010

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Jeff Waddell, applicant
John Kilabuk, respondent

Date of Decision: August 18, 2010

REASONS FOR DECISION

The tenancy agreement between the parties was terminated on August 12, 2010 when the respondent vacated the premises. The applicant retained the security deposit (\$700) and interest (\$16.53) applying it against rent arrears (\$1870.96) resulting in a balance owing of \$1154.43.

The applicant completed a statement of the security deposit in accordance with section 18 of the *Residential Tenancies Act*. The applicant provided the security deposit statement and a statement of the rent account in evidence and sought an order requiring the respondent to pay the balance owing.

The respondent did not dispute the allegations.

I find the statement in order and find the respondent in breach of his obligation to pay rent.

Applying the security deposit and accrued interest to the rent arrears I find the balance owing to be \$1154.43. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$1154.43.

Hal Logsdon
Rental Officer