

IN THE MATTER between **FORT SMITH HOUSING AUTHORITY**, Applicant, and
ROSIE NADARY, Respondent;

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter
R-5 (the "Act") and amendments thereto;

AND IN THE MATTER of a Hearing before, **HAL LOGSDON**, Rental Officer,
regarding the rental premises at **FORT SMITH, NT.**

BETWEEN:

FORT SMITH HOUSING AUTHORITY

Applicant/Landlord

- and -

ROSIE NADARY

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 fifteen thousand seven hundred forty seven dollars and forty nine cents (\$15,747.49).

DATED at the City of Yellowknife, in the Northwest Territories this 3rd day of
December, 2012.

Hal Logsdon
Rental Officer

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ROSIE NADARY, 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:

FORT SMITH HOUSING AUTHORITY

Applicant/Landlord

-and-

ROSIE NADARY

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: November 8, 2012

Place of the Hearing: Fort Smith, NT via teleconference

Appearances at Hearing: Kevin Mageean, representing the applicant

Date of Decision: November 8, 2012

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 tenancy agreement ended on October 26, 2012 when the premises were discovered abandoned. The applicant retained the security deposit (\$325) and accrued interest (\$47.51) applying it against rent arrears (\$16,120) resulting in a balance owing of \$15,747.49. The applicant sought an order requiring the respondent to pay the rent arrears.

A statement of the rent account was provided in evidence which indicated a balance of rent arrears of \$15,747.49 after the retention of the security deposit and interest.

I find the statement in order and find the respondent in breach of her obligation to pay rent. I find the rent arrears to be \$15,747.49.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$15,747.49.

Hal Logsdon
Rental Officer