

IN THE MATTER between **YELLOWKNIFE DAIRIES LTD. O/A YKD PROPERTY MANAGEMENT**, Applicant, and **LORNA PALMER**, 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 **YELLOWKNIFE, NT**.

BETWEEN:

YELLOWKNIFE DAIRIES LTD. O/A YKD PROPERTY MANAGEMENT

Applicant/Landlord

- and -

LORNA PALMER

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 five hundred four dollars and seventy four cents (\$1504.74).

DATED at the City of Yellowknife, in the Northwest Territories this 28th day of February, 2014.

Hal Logsdon
Rental Officer

IN THE MATTER between **YELLOWKNIFE DAIRIES LTD. O/A YKD PROPERTY MANAGEMENT**, Applicant, and **LORNA PALMER**, 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:

YELLOWKNIFE DAIRIES LTD. O/A YKD PROPERTY MANAGEMENT

Applicant/Landlord

-and-

LORNA PALMER

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: January 8, 2014

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Charles Wyman, representing the applicant

Date of Decision: February 28, 2014

REASONS FOR DECISION

The respondent was served with a Notice of Attendance by email which was acknowledged received by the respondent. The respondent failed to appear at the hearing and the hearing was held in her absence.

The tenancy agreement was terminated in August, 2013. The applicant retained the security deposit (\$1020) and accrued interest (\$0.26) applying it against rent arrears (\$2525) leaving a balance owing to the applicant of \$1504.74.

The applicant provided a statement in evidence indicating rent arrears of \$2525 and a balance owing of \$1505 after the application of the security deposit principal. The statement fails to account for the accrued interest of \$0.26.

I find the respondent in breach of her obligation to pay rent. Taking into consideration the retained security deposit and interest, I find the amount owing to the applicant to be \$1504.74.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$1504.74.

Hal Logsdon
Rental Officer