

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and **ERIC MAXWELL**, 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 **INUVIK, NT**.

BETWEEN:

NPR LIMITED PARTNERSHIP

Applicant/Landlord

- and -

ERIC MAXWELL

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 three thousand seven hundred twelve dollars and sixty six cents (\$3712.66).
2. Pursuant to section 42(3)(e) of the *Residential Tenancies Act*, the respondent shall pay the applicant cleaning charges in the amount of two hundred fifty dollars (\$250.00).

DATED at the City of Yellowknife, in the Northwest Territories this 20th day of March, 2014.

Hal Logsdon
Rental Officer

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and **ERIC MAXWELL**, 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:

NPR LIMITED PARTNERSHIP

Applicant/Landlord

-and-

ERIC MAXWELL

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: February 12, 2014

Place of the Hearing: Inuvik, NT

Appearances at Hearing: Aru Vashisht, representing the applicant

Date of Decision: February 12, 2014

REASONS FOR DECISION

The respondent was sent a Notice of Attendance by registered mail but failed to appear at the hearing. At the time of the hearing, there was no confirmation of receipt as the tenant had apparently abandoned the premises leaving no forwarding address. In my opinion it is not unreasonable to deem the Notice of Attendance served in accordance with section 71(5) of the *Residential Tenancies Act*. The hearing proceeded in the absence of the respondent.

The applicant stated that the respondent abandoned the rental premises on December 12, 2013. Although there was a security deposit required, the applicant testified that none was paid. The applicant alleged that the respondent had failed to pay the full amount of the rent and had failed to leave the premises in a reasonable state of cleanliness. The applicant sought an order for the respondent to pay the alleged rent arrears and cleaning costs.

The applicant provided a statement of account in evidence which indicated a balance owing of \$3962.66. Included in that amount was a cleaning charge of \$250.

I find the statement in order and find the cleaning charges reasonable. An order shall issue requiring the respondent to pay the applicant rent arrears of \$3712.66 and cleaning charges of \$250.

Hal Logsdon
Rental Officer