

IN THE MATTER between **YELLOWKNIFE DAIRIES LTD. O/A YKD PROPERTY MANAGEMENT**, Applicant, and **KIRVIN DYER**, 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 -

KIRVIN DYER

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 eight hundred ninety dollars and nineteen cents (\$1890.19).

DATED at the City of Yellowknife, in the Northwest Territories this 3rd day of June, 2014.

Hal Logsdon
Rental Officer

IN THE MATTER between **YELLOWKNIFE DAIRIES LTD. O/A YKD PROPERTY MANAGEMENT**, Applicant, and **KIRVIN DYER**, 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-

KIRVIN DYER

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: April 24, 2014

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Charles Wyman, representing the applicant

Date of Decision: April 24, 2014

REASONS FOR DECISION

The respondent was served with a Notice of Attendance by email but failed to appear at the hearing. The hearing was held in his absence.

The tenancy agreement between the parties was terminated on March 31, 2014 when the respondent abandoned the premises. The applicant retained the security deposit (\$1250) and accrued interest (\$1.46) applying it against rent arrears (\$3141.65) resulting in a balance of rent owing to the landlord of \$1890.19. The applicant sought an order requiring the respondent to pay that amount.

The applicant provided a statement of the rent account and the security deposit statement in evidence.

I find the statements in order and find the respondent in breach of his obligation to pay rent. Applying the security deposit to the rent arrears, I find an amount owing to the applicant of \$1890.19.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$1890.19.

Hal Logsdon
Rental Officer