

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and **BOBBY MCLEOD**, Respondent;

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

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

BETWEEN:

NPR LIMITED PARTNERSHIP

Applicant/Landlord

- and -

BOBBY MCLEOD

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 two thousand five hundred fourteen dollars and ninety three cents (\$2514.93).

DATED at the City of Yellowknife, in the Northwest Territories this 25th day of November, 2014.

Hal Logsdon
Rental Officer

IN THE MATTER between **NPR LIMITED PARTNERSHIP**, Applicant, and **BOBBY MCLEOD**, 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-

BOBBY MCLEOD

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: **October 29, 2014**

Place of the Hearing: **Yellowknife, NT**

Appearances at Hearing: **Aya Burshan, representing the applicant**

Date of Decision: **October 29, 2014**

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 his absence.

The applicant alleged that the respondent breached the tenancy agreement by failing to pay rent.

The applicant stated that the respondent abandoned the premises on October 16, 2014 terminating the tenancy agreement. The applicant sought an order requiring the respondent to pay rent arrears.

The applicant provided a statement of the rent account in evidence which indicated a balance of rent owing of \$4596. The full October, 2014 rent of \$1425 has been applied. The applicant holds a security deposit of \$1390 but has not issued a statement of the security deposit or applied the deposit against the rent arrears.

I find the respondent in breach of his obligation to pay rent and find rent arrears to October 16, 2014 to be \$3906.48 calculated as follows:

Per ledger	\$4596.00
Less Oct. Rent	(1425.00)
Oct 1-16	<u>735.48</u>
Total	\$3906.48

Finding no security deposit statement or evidence of repair cost, the security deposit and interest should be applied against the rent arrears, leaving a balance owing to the applicant of \$2514.93

calculated as follows:

Security deposit	(\$1390.00)
Interest	(1.55)
Rent arrears	<u>3906.48</u>
Total	\$2514.93

An order shall issue requiring the respondent to pay the applicant rent arrears of \$2514.93.

Hal Logsdon
Rental Officer