

IN THE MATTER between **XY**, Applicant, and **CP**, 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:

XY

Applicant/Landlord

-and-

CP

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: February 28, 2018

Place of the Hearing: Yellowknife NT

Appearances at Hearing: AB, representing the applicant

Date of Decision: February 28, 2018

REASONS FOR DECISION

The respondent was personally served with a filed application and Notice of Attendance but failed to appear at the hearing. The hearing was held in her absence.

The tenancy agreement between the parties was terminated on October 19, 2017 when the respondent vacated the premises. A check out inspection was completed although the respondent declined to participate. Extensive damages were noted and photographs taken of the premises. A check-in inspection had been completed with the tenant at the commencement of the tenancy indicating that the premises were in generally good condition.

The applicant provided an itemised list of damages and associated repair costs and has undertaken the repairs.

The applicant retained the security deposit (\$925) and accrued interest (\$.87) applying it to rent arrears (\$28.19) and repair costs (\$10,336.79) resulting in a balance owing to the applicant of \$9439.11.

Since the application was made, the respondent has made several payments, totalling \$450 bringing the balance to \$8989.11. The applicant provided an updated ledger showing that balance as owing.

Examining the inspection reports and the photographic evidence, I find the damages to the premises the result of the tenant's negligence and find the repair costs reasonable. I find the ledger and the security deposit statement in order.

Applying the security deposit and accrued interest first to rent arrears, I find a balance of repair costs owed to the applicant of \$8989.11. An order shall issue requiring the respondent to pay the applicant repair costs in the amount of \$8989.11.

Hal Logsdon
Rental Officer