

IN THE MATTER between **NTHC**, Applicant, and **CP and MP**, Respondents.

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 **Adelle Guigon**, Rental Officer,

BETWEEN:

**NTHC**

Applicant/Landlord

-and-

**CP and MP**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** February 28, 2018

**Place of the Hearing:** Fort Smith, Northwest Territories

**Appearances at Hearing:** CS, representing the applicant

**Date of Decision:** February 28, 2018

**REASONS FOR DECISION**

An application to a rental officer made by FSHA on behalf of the NTHC as the applicant/landlord against Conrad Palmondin and Margaret P as the respondents/tenants was filed by the Rental Office July 6, 2017. The application was made regarding a residential tenancy agreement for a rental premises located in Fort Smith, Northwest Territories. The filed application was served on the respondents by registered mail signed for July 27, 2017.

The applicant alleged the respondents had accumulated rental arrears and failed to clean the rental premises upon vacating. An order was sought for payment of rental arrears and payment of costs for cleaning.

Hearings were scheduled for September 12 and November 29, 2017, both of which were postponed at the request of the applicant. A hearing was re-scheduled to February 28, 2018, in Fort Smith, peremptory on the applicant. The Rental Officer appeared by telephone. CS appeared representing the applicant. CP and MP were served notices of attendance by registered mail signed for February 21, 2018. The respondents did not appear at the hearing, nor did anyone appear on the respondents' behalf. The hearing proceeded in the respondents' absence pursuant to subsection 80(2) of the *Residential Tenancies Act* (the Act).

*Preliminary matter*

The application to a rental officer spelled the respondents' last name as P. It was previously established at the hearing for Rental Officer File #15565 that the correct spelling of the respondents' last name is Plamondon. The style of cause going forward will reflect the correct spelling of the respondents' last name.

The tenancy agreement between the parties commenced November 1, 2016, and ended April 30, 2017. Rental Officer Order Number 15565 issued April 18, 2017, required the respondents to pay outstanding security deposit in the amount of \$140 and to pay rental arrears in the amount of \$5,900. The outstanding security deposit was paid and no further rental arrears have accumulated since the issuance of the last rental officer order. The total security deposit of \$1,140.04 was appropriately withheld against the claimed cleaning costs of \$186 and the previously established rental arrears. There are no orders required to be made under this application given that Rental Officer Order Number 15565 remains enforceable until April

2020.

The applicant's request for an order for payment of rental arrears and costs of cleaning is denied.

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Adelle Guigon  
Rental Officer