

IN THE MATTER between **Y.D.**, Applicant, and **E.L.**, 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:

Y.D.

Applicant/Landlord

-and-

E.L.

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: April 19, 2018

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: A.L., representing the applicant
A.B., representing the applicant

Date of Decision: May 16, 2018

REASONS FOR DECISION

The respondent was personally served with a 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 July 31, 2017 when the respondent vacated the premises. The applicant retained the security deposit (\$300) and accrued interest (\$17.22) applying it to rent arrears (\$24,443.91), cleaning costs (\$500.00) and costs of removal and disposal of personal possessions (\$750), leaving a balance owing to the applicant of \$25,376.69. The applicant sought relief in that amount.

The applicant provided a copy of the tenant's lease balance statement in evidence which indicated a balance owing of \$25,376.69. Included in the balance is a debit of \$1515.98 which is noted as "Open Chrg adj opening balance to match simply". I can not determine what this charge is for. Therefore I will deduct it from the balance.

The applicant provided inspection reports and photographs in evidence. The evidence supports the need for extensive cleaning and the removal and disposal of many personal belongings. The respondent authorized the applicant to remove and dispose of the personal goods.

I find the respondent in breach of her obligation to pay rent and find rent arrears of \$22,927.93. I find the cleaning and disposal charges to be reasonable. Applying the retained security deposit first to the rent arrears, I find a balance of rent owing to the applicant of \$22,610.71 and cleaning charges owing to the applicant of \$1250. An order shall issue requiring the respondent to pay the applicant rent arrears and cleaning/disposal charges in the amount of \$23,860.71.

Security deposit	(\$300.00)
Interest	(17.22)
Rent arrears	22,927.93
Cleaning/Disposal	<u>1250.00</u>
Amount due applicant	\$23,860.71

Hal Logsdon
Rental Officer