

IN THE MATTER between **Y.Z.**, Applicant, and **K.G.**, 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.Z.

Applicant/Landlord

-and-

K.G.

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	August 22, 2018
<u>Place of the Hearing:</u>	Hay River, NT via teleconference
<u>Appearances at Hearing:</u>	A.S., representing the applicant
<u>Date of Decision:</u>	August 22, 2018

REASONS FOR DECISION

The respondent was served with a Notice of Attendance and the filed application by registered mail. The documents were confirmed delivered. The respondent failed to appear at the hearing and the hearing was held in her absence.

The tenancy agreement between the parties is monthly and is made in writing. The premises are subsidized public housing and the current monthly rent is assessed at \$80. The monthly rent is due in advance on the first day of every month.

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and by failing to pay for the cost of repair to a door. The applicant alleged that the door was damaged by the respondent or persons permitted on the premises by the respondent.

The applicant provided a copy of the lease balance statement in evidence which indicated a balance of repair costs of \$92.12 and a balance of rent arrears of \$80. The applicant withdrew their request for an order terminating the tenancy agreement and evicting the respondent in favour of an order requiring payment of the rent arrears and repair costs and an order to pay future rent on time.

I find the respondent in breach of her obligation to repair or pay for the repairs of the door. I find the repair costs reasonable and find the accounting of the current balance owing to be in order.

I find the respondent in breach of her obligation to pay rent on the days it is due and find rent arrears of \$80.

An order shall issue requiring the respondent to pay the applicant rent arrears of \$80, repair costs of \$92.12 and to pay future rent on time.

Hal Logsdon
Rental Officer