

IN THE MATTER between **P.H.**, Applicant, and **M.N. AND M.I.**, 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 **Hal Logsdon**, Rental Officer,

BETWEEN:

P.H.

Applicant/Landlord

-and-

M.N AND M.I.

Respondents/Tenants

REASONS FOR DECISION

<u>Date of the Hearing:</u>	December 4, 2018
<u>Place of the Hearing:</u>	Yellowknife, NT
<u>Appearances at Hearing:</u>	S.S., representing the applicant
<u>Date of Decision:</u>	December 4, 2018

REASONS FOR DECISION

The respondents were personally served with a filed application and notices of attendance but failed to appear at the hearing. The hearing was held in their absence.

The parties entered into a monthly tenancy agreement commencing on July 1, 2017. The monthly rent was \$1300 and the applicant held a security deposit of \$1300.

The applicant served a Notice of Early Termination on the respondents on October 29, 2018 seeking vacant possession on November 8, 2018. The application was filed on November 5, 2018.

The respondents vacated the premises on November 8, 2018. The applicant retained the security deposit (\$1300) and accrued interest (\$1.56) applying it against rent arrears (\$3811.28), replacement of a shower curtain rod (\$100), replacement of a bedroom door (\$400) and carpet cleaning (\$189), resulting in a balance owing to the applicant of \$3198.72. The applicant sought an order requiring the respondents to pay that amount.

The applicant provided inspection reports, a rent statement and a statement of the security deposit and deductions in evidence. I find the statements in order and find the repair costs to be reasonable. Applying the retained security deposit and interest first to the repair costs, I find rent arrears owing to the applicant in the amount of \$3198.72.

An order shall issue requiring the respondents to pay the applicant rent arrears in the amount of \$3198.72.

Hal Logsdon
Rental Officer