

IN THE MATTER between **NTHC**, Applicant, and **KC**, 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 **Adelle Guigon**, Rental Officer,

BETWEEN:

NTHC

Applicant/Landlord

-and-

KC

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: April 18, 2019

Place of the Hearing: Yellowknife, Northwest Territories

Appearances at Hearing: JS, representing the Applicant

Date of Decision: April 18, 2019

REASONS FOR DECISION

An application to a rental officer made by YHA on behalf of the NTHC as the Applicant/Landlord against KC as the Respondent/Tenant was filed by the Rental Office March 15, 2019. The application was made regarding a residential tenancy agreement for a rental premises located in Yellowknife, Northwest Territories. The filed application was sent to the Respondent by registered mail to her last known address and deemed served April 8, 2019, pursuant to subsection 71(5) of the *Residential Tenancies Act* (the Act).

The Applicant alleged the Respondent had caused damages to the rental premises. An order was sought for payment of the costs of repairs.

A hearing was scheduled for April 18, 2019, in Yellowknife. JS appeared representing the Applicant. KC was served notice of the hearing by registered mail deemed served April 8, 2019. The Respondent did not appear at the hearing, nor did anyone appear on the Respondent's behalf. The hearing proceeded in the Respondent's absence pursuant to subsection 80(2) of the Act.

Tenancy agreement

Evidence was presented establishing a residential tenancy agreement between the parties for subsidized public housing commencing July 19, 2017. The Respondent vacated the rental premises, ending the tenancy agreement as of November 2, 2018. I am satisfied a valid tenancy agreement was in place in accordance with the Act.

Damages

Evidence was presented substantiating the following claims:

Lock change (remaining balance) - 18 Oct 2017	\$25.38
Replace one smoke/CO detector - 24 Apr 2018	\$113.92
Replace five window screens	\$250.00
Remount cable box outlet	\$165.00
Replace one smoke detector	\$91.00

Replace two interior doors	\$360.00
Repair one interior door frame	\$180.00
Replace one window crank	\$350.00
Subtotal	\$1,535.30
10% admin fees	\$153.53
5% GST	\$84.44
Total	\$1,773.27
Less remaining balance of security deposit	\$1,543.02
Less payments received	\$160.89
Outstanding balance	<u>\$69.36</u>

I am satisfied the Respondent is responsible for the claimed damages and I find the Respondent liable to the Applicant for the outstanding costs of repairs in the amount of \$69.36.

Adelle Guigon
Rental Officer