

IN THE MATTER between **NTHC**, Applicant, and **CM and BP**, 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:

**NTHC**

Applicant/Landlord

-and-

**CM and BP**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** February 12, 2020

**Place of the Hearing:** Tuktoyaktuk, Northwest Territories

**Appearances at Hearing:** LP, representing the Applicant

**Date of Decision:** February 12, 2020

**REASONS FOR DECISION**

The Respondents were personally served with notices of attendance and a filed application on January 22, 2020, but failed to appear at the hearing. The hearing was held in their absence.

The Applicant alleged the Respondents had breached the tenancy agreement by failing to pay rent and by failing to repair damages to the premises caused by their negligence. The Applicant sought an order requiring the Respondents to pay the alleged rent arrears and repair costs. The Applicant withdrew their initial request to terminate the tenancy agreement and evict the Respondents.

The premises are subsidized public housing. The term tenancy agreement between the parties was made in writing and was renewed as a monthly agreement in March 2019. The Applicant provided a lease balance statement in evidence which indicated a balance of rent owing of \$140 and repair costs of \$309.54.

The Applicant provided three work orders outlining repairs to premises. Two work orders described repairs to walls including the removal of writing. Another work order outlined repairs to a door lockset and strike plate. The Applicant testified that the repairs were made necessary due to the negligence of the Respondents.

I find the lease balance statement in order and find rent arrears of \$140. I find the repair costs to be reasonable and made necessary due to the negligence of the Respondents. An order shall issue requiring the Respondents to pay the Applicant rent arrears in the amount of \$140 and repair costs in the amount of \$309.54.

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Hal Logsdon  
Rental Officer