

IN THE MATTER between **NTHC**, Applicant, and **SC**, 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:

**NTHC**

Applicant/Landlord

-and-

**SC**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** March 16, 2021

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

**Appearances at Hearing:** MH, representing the Applicant  
SC, Respondent

**Date of Decision:** March 16, 2021

**REASONS FOR DECISION**

The written tenancy agreement between the parties was monthly and commenced on September 23, 2016. A check-in inspection was completed but was not signed by the Respondent. The Respondent vacated the premises on October 22, 2020, ending the agreement. The Applicant held a security deposit of \$600. There was a rent credit of \$41.

A check-out inspection was completed and signed by the Applicant and the agent of the Respondent. The Applicant provided work orders and invoices for the following repairs and testified that they were required due to the negligence of the Respondent or persons they permitted in the premises:

Replace plug covers/light fixtures	\$124.95
Cleaning	65.76
Patch and paint walls	556.62
Replace bedroom door	<u>228.51</u>
Total	<u>\$975.84</u>

The Applicant sought an order requiring the Respondent to pay the repair costs less the security deposit, accrued deposit interest, and the rent credit. A copy of the final statement of account was provided in evidence.

Security deposit	(\$600.00)
Interest	(1.26)
Rent Credit	(41.00)
Repair Costs	<u>975.84</u>
Relief Sought	<u>\$333.58</u>

The Respondent did not dispute the allegations.

I find the Respondent in breach of their obligation to repair damages to the rental premises and I find the repair costs to be reasonable. An order shall issue requiring the Respondent to pay the Applicant repair costs in the amount of \$333.58.

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Hal Logsdon  
Rental Officer