

IN THE MATTER between **NTHC**, Applicant, and **AM**, 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-

AM

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: April 20, 2021

Place of the Hearing: Yellowknife, Northwest Territories

Appearances at Hearing: MU, representing the Applicant

Date of Decision: April 20, 2021

REASONS FOR DECISION

The Respondent was served with a filed application and notice of attendance sent by registered mail. A notice card was provided to the Respondent indicating where the documents could be picked up. In my opinion the application and notice of attendance may be deemed served. The Respondent failed to appear at the hearing and the hearing was held in their absence.

The tenancy agreement between the parties was made for a term ending on September 30, 2019, and was renewed as a monthly agreement on expiry. The Applicant held a security deposit of \$700. The tenancy agreement was terminated on February 28, 2021, when the Respondent vacated the premises.

The Applicant retained the security deposit of \$700 and accrued interest of \$0.82, applying them to rent arrears of \$1400, resulting in a balance owing the Applicant of \$699.38. The Applicant sought an order for that amount.

The Applicant provided a copy of the rent ledger in evidence which indicated a balance of rent owing net of the retained security deposit and interest of \$699.38. I find the ledger in order.

Applying the retained security deposit and interest to the rent arrears, I find a balance owing to the Applicant of \$699.38. An order shall issue requiring the Respondent to pay the Applicant rent arrears in the amount of \$699.38.

Hal Logsdon
Rental Officer