

IN THE MATTER between **HNT**, Applicant, and **DL**, 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 **Jerry Vanhantsaeme**, Rental Officer, regarding
a rental premises located within the **town of Hay River in the Northwest Territories**;

BETWEEN:

HNT

Applicant/Landlord

-and-

DL

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: May 9, 2024

Place of the Hearing: Yellowknife, Northwest Territories

Appearances at Hearing: AS, presenting the Applicant

Date of Decision: May 9, 2024

REASONS FOR DECISION

An application to a rental officer made by HNT as the Applicant/Landlord against DL as the Respondent/Tenant was filed by the Rental Office February 19, 2024. The application was made regarding a residential tenancy agreement for a rental premises located in Hay River, Northwest Territories. The filed application was served by registered mail on the Respondent and deemed served on April 17, 2024.

The Applicant claimed the Respondent had accumulated rental arrears and tenant damages after the Respondent had been evicted from his subsidized public housing unit, as authorized under Rental Officer Order #17823.

Lease Balance Statement

After the eviction and end of the tenancy, the lease balance indicated an outstanding balance of \$2,319.00. This amount was based on arrears and accumulated damages, broken down as follows:

- \$ 3,44.07 Arrears
- \$ 1,975.53 Damages

Orders

An order will be issued:

- requiring the Respondent to pay to the Applicant rental arrears in the amount of \$344.07 (p. 41(4)(a)); and
- requiring the Respondent to pay the Applicant costs of repairs in the amount of \$1,975.53 (p.42(3)(e)).

Jerry Vanhantsaeme
Rental Officer