

IN THE MATTER between **N.W.T. COMMUNITY SERVICES CORPORATION**,  
Applicant, and **DARCY LERMO**, 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,  
regarding the rental premises at **YELLOWKNIFE, NT.**

BETWEEN:

**N.W.T. COMMUNITY SERVICES CORPORATION**

Applicant/Landlord

- and -

**DARCY LERMO**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of eight hundred seventy seven dollars and twenty five cents (\$877.25).

DATED at the City of Yellowknife, in the Northwest Territories this 26th day of July,  
2007.

Hal Logsdon  
Rental Officer

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R-5 (the "Act");

AND IN THE MATTER of a Hearing before **Hal Logsdon**, Rental Officer.

BETWEEN:

**N.W.T. COMMUNITY SERVICES CORPORATION**

Applicant/Landlord

-and-

**DARCY LERMO**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** July 11, 2007

**Place of the Hearing:** Yellowknife, NT

**Appearances at Hearing:** Gail Leonardis, representing the applicant

**Date of Decision:** July 11, 2007

**REASONS FOR DECISION**

The respondent was served with a Notice of Attendance sent to the rental premises by registered mail. The respondent failed to appear at the hearing and the hearing was held in her absence.

The tenancy agreement between the parties was terminated on May 10, 2007 when the respondent abandoned the rental premises. The applicant retained the security deposit and accrued interest and completed a statement of the deposit and deductions in accordance with section 18 of the *Residential Tenancies Act*. The applicant sought an order for rent arrears in excess of the retained deposit in the amount of \$877.25. The applicant stated that the apartment was not re-rented in May despite efforts to rent the premises.

I find the statement in order and find rent arrears in the amount of \$877.25, calculated as follows:

Security deposit and Interest	\$572.75	
less cleaning costs	(300.00)	less April rent
(550.00)		
less May rent	<u>(600.00)</u>	
Amount due applicant	\$877.25	

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$877.25.

Hal Logsdon  
Rental Officer

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