

IN THE MATTER between **FORT MCPHERSON HOUSING ASSOCIATION**,
Applicant, and **RACHEL REINDEER AND LOUIS BLAKE**, 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,
regarding the rental premises at **FORT MCPHERSON, NT**.

BETWEEN:

FORT MCPHERSON HOUSING ASSOCIATION

Applicant/Landlord

- and -

RACHEL REINDEER AND LOUIS BLAKE

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of nine hundred six dollars and nine cents (\$906.09).

DATED at the City of Yellowknife, in the Northwest Territories this 21st day of January,
2002.

Hal Logsdon
Rental Officer

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Applicant, and **RACHEL REINDEER AND LOUIS BLAKE**, Respondents.

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter
R-5 (the "Act");

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BETWEEN:

FORT MCPHERSON HOUSING ASSOCIATION

Applicant/Landlord

-and-

RACHEL REINDEER AND LOUIS BLAKE

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: January 9, 2002

Place of the Hearing: Fort McPherson, NT

Appearances at Hearing: Betty Firth, representing the applicant

Date of Decision: January 9, 2002

REASONS FOR DECISION

The respondents were served Notices of Attendance on January 3, 2002 but failed to attend the hearing. The hearing was held in their absence.

The applicant testified that the respondents vacated the rental premises on or about October 3, 2002. The applicant held a security deposit of \$150 which was retained at the termination of the tenancy. The applicant completed a statement of the security deposit deducting the cost of repairs of tenant damage and rent arrears from the deposit principal and accrued interest, leaving a balance owing to the applicant in the amount of \$906.09. The applicant provided copies of the work orders for the alleged damage repairs and a copy of the tenant rent ledger as evidence. I find the statement and the supporting evidence in order.

I find the respondents breached the tenancy agreement by failing to pay the lawful rent to the landlord. I find the rent arrears to be \$906.09. An order shall be issued requiring the respondents to pay the applicant rent arrears in the amount of \$906.09.

Hal Logsdon
Rental Officer