

IN THE MATTER between **NORTHERN PROPERTY LIMITED PARTNERSHIP**,
Applicant, and **TASHA RIFFEL**, 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:

NORTHERN PROPERTY LIMITED PARTNERSHIP

Applicant/Landlord

- and -

TASHA RIFFEL

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 one thousand four hundred seventy three dollars and sixty four cents (\$1473.64).

DATED at the City of Yellowknife, in the Northwest Territories this 16th day of May,
2003.

Hal Logsdon
Rental Officer

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BETWEEN:

NORTHERN PROPERTY LIMITED PARTNERSHIP

Applicant/Landlord

-and-

TASHA RIFFEL

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: May 13, 2003

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Lucy Gillard, representing the applicant

Date of Decision: May 13, 2003

REASONS FOR DECISION

The respondent was served with a Notice of Attendance on May 4, 2003 but failed to appear at the hearing. The hearing was held in her absence.

The tenancy agreement between the parties was terminated in February, 2003 when the respondent vacated the rental premises. The applicant retained the security deposit and issued a statement of the deposit showing deductions for cleaning and rent arrears and a balance owing the applicant in the amount of \$1573.64. The applicant indicated that a couch belonging to the respondent had been sold with her approval and \$100 had been credited to the account bringing the outstanding balance to \$1473.64. The applicant sought an order requiring the respondent to pay that amount.

I find the statement to be in order. Applying the security deposit and accrued interest first to cleaning costs, I find the remaining rent arrears to be \$1473.64.

An order shall be issued requiring the respondent to pay rent arrears in the amount of \$1473.64.

Hal Logsdon
Rental Officer