

IN THE MATTER between **FORT PROVIDENCE HOUSING ASSOCIATION**,
Applicant, and **GREGORY ELLEZE AND JOYCE GARGAN**, 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 PROVIDENCE, NT**.

BETWEEN:

FORT PROVIDENCE HOUSING ASSOCIATION

Applicant/Landlord

- and -

GREGORY ELLEZE AND JOYCE GARGAN

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 42(3)(c) of the *Residential Tenancies Act*, the respondents shall pay the applicant costs related to the repair of tenant damages to the premises in the amount of three hundred forty one dollars and ninety four cents (\$341.94)

DATED at the City of Yellowknife, in the Northwest Territories this 23rd day of July,
2003.

Hal Logsdon
Rental Officer

IN THE MATTER between **FORT PROVIDENCE HOUSING ASSOCIATION**,
Applicant, and **GREGORY ELLEZE AND JOYCE GARGAN**, 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.

BETWEEN:

FORT PROVIDENCE HOUSING ASSOCIATION

Applicant/Landlord

-and-

GREGORY ELLEZE AND JOYCE GARGAN

Respondents/Tenants

REASONS FOR DECISION

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| <u>Date of the Hearing:</u> | July 15, 2003 |
| <u>Place of the Hearing:</u> | Fort Providence, NT |
| <u>Appearances at Hearing:</u> | Diana Gargan, representing the applicant |
| <u>Date of Decision:</u> | July 15, 2003 |

REASONS FOR DECISION

The respondents were served with Notices of Attendance on June 20, 2003 but failed to appear at the hearing. The hearing was held in their absence.

The applicant alleged that the respondents had breached the tenancy agreement by failing to repair damages to the premises which were caused by their negligence. The applicant repaired the alleged damages and sought compensation for the costs of repair.

The applicant provided an invoice and work order outlining the work completed which was the repair of a broken door. The total costs of material and labour were \$341.94. The applicant testified that the damage was the result of tenant negligence and not normal wear and tear.

I find the damages were the result of tenant negligence and find the costs reasonable. An order shall be issued requiring the respondents to pay the applicant costs related to the repair of tenant damages to the premises in the amount of \$341.94

Hal Logsdon
Rental Officer